



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7218

• House - Eymet •



## DETAILS

**Land surface:** 12 m<sup>2</sup>

**Number of bedrooms:** 4

**Number of levels:** 1

**Type of heating:** Poêle à granulés et convecteurs électriques récents

**Drainage/sewage:** Everything in the sewer

**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** No

**Built:** Not specified

Logement économe

≤ 50 A

51 à 90 B

91 à 150 C

151 à 230 D

231 à 330 E

331 à 450 F

> 450 G

Logement énergivore

DPE en cours

This carefully renovated town house offers large living spaces, modern comfort with recent equipment, and a unique charm thanks to its cob partitions. The 12 m<sup>2</sup> patio and the 25 m<sup>2</sup> garage complete this exceptional property. Possibility

177 m<sup>2</sup> living

12 m<sup>2</sup>

- Villeréal -

17 place de la Halle

47210 Villeréal

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Price fees included

318 000 €

Agency fees: 6 % VAT included\*

Price without fees: 300 000 €

\*The agency fees are entirely at the cost of the purchaser



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## • Description ref n°7218 •

Superb town house tastefully renovated, with approximately 177 m<sup>2</sup> of living space, including: On the ground floor: entrance hall: 12 m<sup>2</sup>, living room: 48 m<sup>2</sup>, kitchen, utility room: 5 m<sup>2</sup>, bathroom bathroom with toilet: 6 m<sup>2</sup>, laundry room, cellar and attic (which can be converted): approximately 35 m<sup>2</sup> additional.

Separate toilets

Upstairs: 4 bedrooms (9; 13; 23 and 13 m<sup>2</sup>, one with private bathroom.

Patio: 12 m<sup>2</sup>

Attic: 78 m<sup>2</sup>

Area to be fitted out): 35 m<sup>2</sup>

Equipment and characteristics: pellet stove (installed in 2018) Recent electric radiators. Double glazing. Everything in the sewer.

Garage: 1 space, across the street (25 m<sup>2</sup>)

