



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7235

• House - Eymet •



## DETAILS

**Land surface:** 200 m<sup>2</sup>

**Number of bedrooms:** 2

**Number of levels:** 2

**Type of heating:** gaz et bois

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

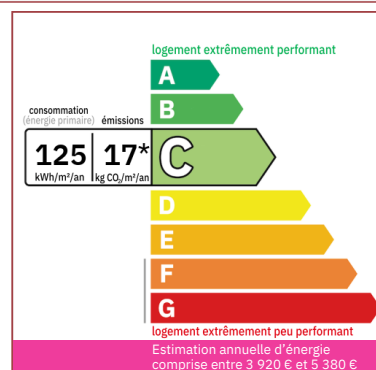
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** Yes closed hearth

**Built:** Not specified



Unusual artist's house R+2 located in the heart of the village offering originality, character and leaving room for many projects. Very pleasant enclosed garden of 200m<sup>2</sup>.

330 m<sup>2</sup> living

200 m<sup>2</sup>

- Eymet -

1 Place Gambetta

24500 Eymet

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Price fees included

420 000 €

Agency fees: 5 % VAT included\*

Price without fees: 400 000 €

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



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## • Description ref n°7235 •

Large house offering more than 330m<sup>2</sup> of usable space located in the historic heart of the village of Eymet and with a good-sized garden (rare in the center).

This house, designed as an exhibition space, balances between classic local architecture and design. It was renovated a few years ago but it benefits from large spaces giving free rein to new projects.

The ground floor is composed of a large room of approximately 100m<sup>2</sup> dedicated to the exhibition of works. Exposed stone walls, original fireplace, high ceilings with exposed beams, a door opening onto the garden. A more contemporary space contains a shower room/wc of approximately 8m<sup>2</sup> in which the gas boiler is also located; a kitchen-dining area of approximately 29 m<sup>2</sup> with a large glass roof opening onto the garden.

The first floor has another large room above the exhibition room (currently used as an office-workshop / living room) with fireplaces, parquet flooring, exposed stone walls, a bathroom (shower, bath, toilet); a glass-roofed bedroom

The second floor is an attic used as a second bedroom / office with a large bay window.

House with gas central heating, plus wood stove, the joinery is double glazed

Mains drainage

