



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7251

• House - Eymet •



## DETAILS

**Land surface:** 3200 m<sup>2</sup>

**Number of bedrooms:** 4

**Number of levels:** 1

**Type of heating:** pompe à chaleur

**Drainage/sewage:** Pit all waters

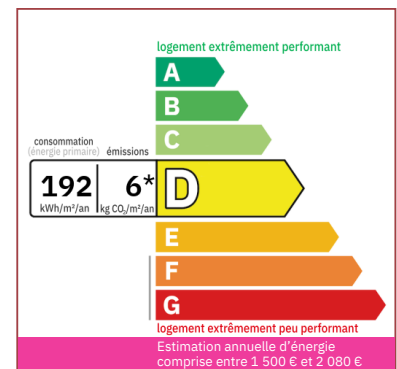
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** Yes open hearth

**Built:** 1969



Charming traditional house to bring up to date located outside Eymet. Beautiful volumes, 4 bedrooms, outbuilding, wooded garden  
Quiet .

145 m<sup>2</sup> living

3 200 m<sup>2</sup>

- Eymet -

1 Place Gambetta

24500 Eymet

Tel : 05 53 22 53 80

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Price fees included

222 600 €

Agency fees: 6 % VAT included\*

Price without fees: 210 000 €

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



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## • Description ref n°7251 •

Family house built in 1969 plus extension from 1980 located a few minutes from the village while enjoying a countryside environment.

Approx. 145m<sup>2</sup> of living space as follows:

The initial construction includes the entrance of 13m<sup>2</sup> (old kitchen), tiled floor, French window, chimney still in place, the living room of 28m<sup>2</sup> which has a fireplace, 2 French windows, tiled floor, a corridor with clearance around the staircase (storage space) serves two bedrooms of 10m<sup>2</sup> each approx. , an individual toilet and the bathroom.

The first floor has a landing (approx. 6m<sup>2</sup>), two bedrooms of 14.8m<sup>2</sup> and 15.5m<sup>2</sup> with sitting dog type windows, plus a convertible attic of 19m<sup>2</sup> (with existing window)

The extension part from the 80's corresponds to the large kitchen/dining area of 30m<sup>2</sup> with its fireplace (wood stove), having a bay window with a view of the countryside, a mezzanine (staircase to be installed) with a rear -kitchen of approx. 8m<sup>2</sup>. and a cellar of approx. 6.8m<sup>2</sup>. in extension

A workshop/boiler room of approx. 20m<sup>2</sup>. is adjacent to the house it has a large opening, a good height (mezzanine in place) allowing various uses.

An independent garage/workshop of 75m<sup>2</sup> with a shed with screened space (former kennel) offers this property the possibility of professional projects.

The land surrounding the house of approximately 3200m<sup>2</sup> is flat and wooded, not enclosed

Miscellaneous:

house with central heating by heat pump, thermodynamic hot water tank (2022 installation)

presence of a well on the property

single and double glazed wooden joinery

individual sanitation to be brought up to standard

2023 property taxes of €1,300

