



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7331

• House - Eymet •



## DETAILS

**Land surface:** 3000 m<sup>2</sup>

**Number of bedrooms:** 4

**Number of levels:** 1

**Type of heating:** hors d'usage

**Drainage/sewage:** Septic tank

**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Second work

**Fireplace:** Yes closed hearth

**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

House located on the edge of a quiet village a few minutes drive from Eymet. Very interesting potential of more than 270m<sup>2</sup>. Under construction  
Flat land easy to maintain.

220 m<sup>2</sup> living

3 000 m<sup>2</sup>

- Eymet -

1 Place Gambetta

24500 Eymet

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Price fees included

144 000 €

Agency fees: 6,7 % VAT included\*

Price without fees: 135 000 €

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



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## • Description ref n°7331 •

Old stone house converted into two dwellings in the 50s offering potential for nice projects.

Located in the countryside, not isolated (outside the village) a short drive from Eymet and 25 minutes from Bergerac and its airport.

Large house in which a complete renovation project has started and remains possible from various angles (family home, apartments, guest rooms, etc ...)

Two levels each comprising:

On the ground floor: an old garage approx. 55m<sup>2</sup> with a boiler and a water heater still in place (an opening has been created to allow access to the old accommodation of approximately 105m<sup>2</sup> consisting of a large room open to the old entrance, an old kitchen, an old bedroom and an old bathroom/WC

The whole is to be rehabilitated (exposing the old floors, knocking down partitions, removing the old heating system are the first works already carried out) forming a level for which the work remaining to be planned extends to the insulation of the walls, partitions, floor finishing, new kitchen and bathroom/WC, laundry room, heating, electricity etc.).

The floor which is served by an independent staircase located in the garage part still retains the second accommodation: kitchen of 20 m<sup>2</sup>, living room of 21m<sup>2</sup> with wood stove; 1 bathroom with shower and toilet of 7m<sup>2</sup>, 1 bedroom of 17m<sup>2</sup>, 1 bedroom of 22m<sup>2</sup>, 1 bedroom of 18m<sup>2</sup>, storage of 3m<sup>2</sup> plus an unfinished room with access to the attic (for storage)

The current owners intended to create a large, very comfortable family home (large living room with creation of a terrace at the front, a spacious kitchen, a wine cellar, en-suite bedrooms (shower room/dressing room) which explains the current state of the property

Non-compliant sanitation.

The land around the house is flat and easy to maintain.

