



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7376

• House - Eymet •



## DETAILS

**Land surface:** 1500 m<sup>2</sup>

**Number of bedrooms:** 2

**Number of levels:** 0

**Type of heating:** Wood + Electric

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

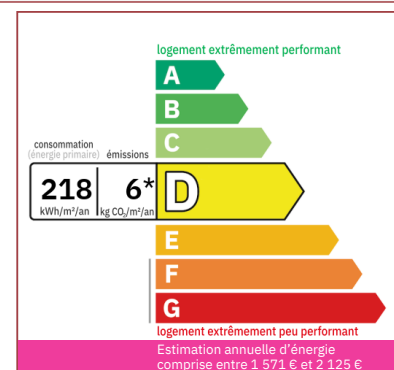
**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** No work

**Fireplace:** Yes closed hearth

**Built:** 1988



Traditional bungalow in excellent condition located in the village of Eymet close to amenities. Living room, 2 bedrooms, garage and outbuilding. Pretty ornamental garden. All you have to do is put down your suitcases...

97 m<sup>2</sup> living

1 500 m<sup>2</sup>

- Eymet -

1 Place Gambetta

24500 Eymet

Tel : 05 53 22 53 80

eymet@valadie-immobilier.com

Price fees included

243 800 €

Agency fees: 6 % VAT included\*

Price without fees: 230 000 €

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



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## • Description ref n°7376 •

Village house built on one level in 1988 in excellent condition (modernization work carried out in the last 10 years) located approximately 1 km from the historic center and close to amenities.

House of approximately 100m<sup>2</sup> offering:

Entrance approx. 5.5m<sup>2</sup>, tiled floor; the L-shaped living room of 40m<sup>2</sup>, tiled floor, insert fireplace, has 2 French windows plus 1 window, reversible air conditioning; the kitchen is fitted and equipped approx. 12m<sup>2</sup>, tiled floor, 1 window, the walls are tiled; on the night side a corridor of 6m<sup>2</sup> with built-in cupboard, tiled floor serves an individual toilet with washbasin (2 m<sup>2</sup>) tiled floor with 1 window, the walls are tiled; the bathroom of 5.4m<sup>2</sup>, tiled floor, earthenware walls, corner shower, bidet, 1 vanity unit, the window is tilt and turn; 1 bedroom of 14.5m<sup>2</sup>, carpeted floor, window, sliding cupboard (x2) electric radiator; 1 bedroom of 11.6m<sup>2</sup>, carpeted floor, window, sliding cupboard, electric radiator.

The garage of approx. 22m<sup>2</sup> is adjoining and communicating (a car plus storage space, 200L cumulus, with hatch access to non-convertible attic, a gate plus a rear door opening onto the garden

Non-adjoining outbuilding used as a workshop (concrete block construction, beaten earth floor) approx. 15.6m<sup>2</sup>

This traditional construction (plaster brick walls, glass wool insulation) is in very good condition.

The joinery is in double-glazed PVC (changed in 2020) with the exception of the toilet window.

The house, which suffered damage following a drought, benefited from complete renovation work (facades, floors, paintings) in 2015/2016 covered by insurance

House connected to the mains drainage

Garden side:

The land is easy to maintain, flat and fenced.

Well and rainwater collector.

Barbecue area

Land: €840

