



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7376

• House - Eymet •



DETAILS

Land surface: 1500 m²

Number of bedrooms: 2

Number of levels: 0

Type of heating: Wood + Electric

Drainage/sewage: Everything in the sewer

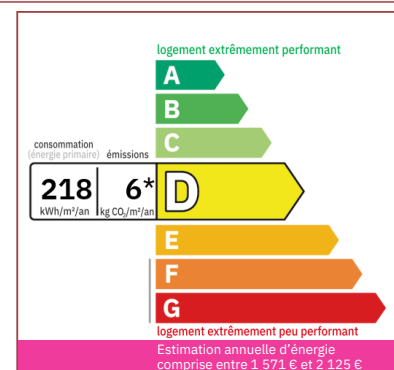
Swimming pool: No

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 m² living

1 500 m²

- 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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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 100m² offering:

Entrance approx. 5.5m², tiled floor; the L-shaped living room of 40m², tiled floor, insert fireplace, has 2 French windows plus 1 window, reversible air conditioning; the kitchen is fitted and equipped approx. 12m², tiled floor, 1 window, the walls are tiled; on the night side a corridor of 6m² with built-in cupboard, tiled floor serves an individual toilet with washbasin (2 m²) tiled floor with 1 window, the walls are tiled; the bathroom of 5.4m², tiled floor, earthenware walls, corner shower, bidet, 1 vanity unit, the window is tilt and turn; 1 bedroom of 14.5m², carpeted floor, window, sliding cupboard (x2) electric radiator; 1 bedroom of 11.6m², carpeted floor, window, sliding cupboard, electric radiator.

The garage of approx. 22m² 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. 15.6m²

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

