



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7402

• House - Eymet •



DETAILS

Land surface: 3460 m²

Number of bedrooms: 3

Number of levels: 0

Type of heating: Fuel oil

Drainage/sewage: Septic tank

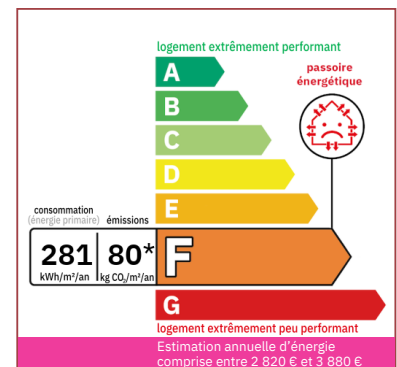
Swimming pool: No

Ground floor living: Yes

Work needed: Finitions / Décoration

Fireplace: No

Built: 1975



Single-storey house to modernize, with a beautiful living room opening onto a terrace, 3 bedrooms, a garage. Adjoining a wooded park with kennel.

80 m² living

3 460 m²

- Castillonès -

12 Place Jasmin

47330 Castillonès

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Price fees included

134 000 €

Agency fees: 7,2 % VAT included*

Price without fees: 125 000 €

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



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Single storey house comprising:

- living/dining room with tiled floor, a French window and a bay window opening onto the terrace (28.7m²),
- kitchen (8.7m²),
- 3 bedrooms including 2 of 10m² with cupboards and one of 9m² with a large cupboard,
- bathroom (3.8m²),
- separate toilet,
- shower cubicle opening onto the corridor but possible to include it in a bedroom to make an en suite bedroom,
- corridor (approximately 3m²).

Attached garage (15.3m²), boiler room/laundry room with door opening onto the outside, GEMINOX oil boiler dating from 1975 used for heating and hot water (6.8m²).

Kennel with 2 boxes + 1 nursery + fenced park.

Miscellaneous:

- PVC double glazing + glass wool insulation + VMC = 5 years
- new roof and frame (2021), under ten-year warranty
- non-compliant individual sanitation
- wooden shutters
- fuel tank at the back of the house

