



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7806

• House - Bergerac •



DETAILS

Land surface: 120 m²

Number of bedrooms: 3

Number of levels: 1

Type of heating: pac

Drainage/sewage: Everything in the sewer

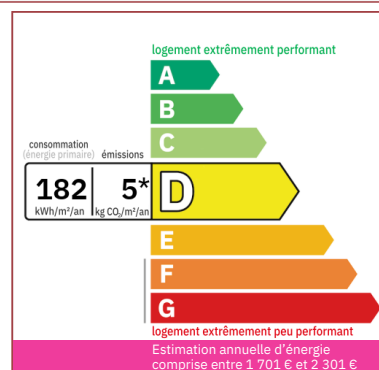
Swimming pool: No

Ground floor living: No

Work needed: No work

Fireplace: No

Built: Not specified



140m2 stone village house in the Périgord style with attached garage, small garden, covered terrace and a separate plot of 2000m2 with a well.

140 m² living

120 m²

Non-binding document

- Eymet -

1 Place Gambetta

24500 Eymet

Tel : 05 53 22 53 80

eymet@valadie-immobilier.com

Price fees included

179 700 €

Agency fees: 7 % VAT included*

Price without fees: 168 000 €

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



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House sold rented,
rental price €745.36/month + €20 charges.
Lease ends June 29, 2026

Pretty stone village house of 140 m² with a small garden
and a covered terrace. 2 minutes from all shops

The house consists of:

On the ground floor

- An open-plan kitchen (20.75 m²)
- A large living-dining room (43 m²)
- A bathroom (4.5 m²)
- A toilet
- An attached garage (42 m²)
- An enclosed lean-to (11.8 m²)

Upstairs

- Bedroom 1 (13 m²)
- Bedroom 2 (11.45 m²)
- Bedroom 3 (11.70 m²)
- Hallway (5.87 m²)
- Convertible attic (84 m²)

- A 2,000 m² plot of land located 200 m from the house
with a well and stream access completes this property.

- Double glazing
- Heat pump
- Convertible attic

