

## Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref: 7830

• House - Eymet •



#### **DETAILS**

Land surface: 120 m<sup>2</sup>

Number of bedrooms: 4

Number of levels: 2

Type of heating: Fuel oil

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

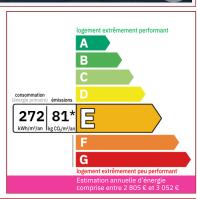
Swimming pool: No

Ground floor living: No

Work needed: No work

Fireplace: Yes closed hearth

**Built:** 1958



This superb 180 m² house, located in the town, has been completely renovated with high-quality features. It offers generous volumes, high ceilings, and very bright rooms.

180 m<sup>2</sup> living

120 m<sup>2</sup>

- Eymet -1 Place Gambetta 24500 Eymet

Tel: 05 53 22 53 80 eymet@valadie-immobilier.com

Price fees included

286 200 €

Agency fees: 6 % VAT included\*
Price without fees: 270 000 €

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

Non-binding document



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### • Description ref n°7830 •

#### Ground Floor:

The entrance opens onto a hallway with a dressing room, leading to the kitchen and living/dining room.

- Bright, fully equipped kitchen (13.5 m²); utility room (5 m²).
- Living/dining room with a fireplace (37 m<sup>2</sup>).
- Bathroom (4.5 m<sup>2</sup>).

#### First Floor:

- Bedroom 1 (19 m<sup>2</sup>) opening onto a terrace (17 m<sup>2</sup>).
- Bedroom 2 (19.3  $m^2$ ) with an en-suite bathroom (8.2  $m^2$ ).
- Dressing/Laundry room (6 m²) with access to the terrace.

#### Second Floor:

- Bedroom 1 (11 m<sup>2</sup>) with an en-suite bathroom (5.2 m<sup>2</sup>).
- Bedroom 2 (11.6 m<sup>2</sup>) with a bathroom (5.2 m<sup>2</sup>).

Basement and boiler room equal to the floor area.

#### Outside:

- A summer lounge (58 m<sup>2</sup>) with street access (barbecue and spa).
- An interior courtyard (120  $\text{m}^2$ ) providing access to a double garage with an electric gate and a workshop (25  $\text{m}^2$ ).

Possibility to purchase all the furniture for €15,000.

