



Ref : 7831

• House - Eymet •



## DETAILS

**Land surface:** 30 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 2

**Type of heating:** Electric

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

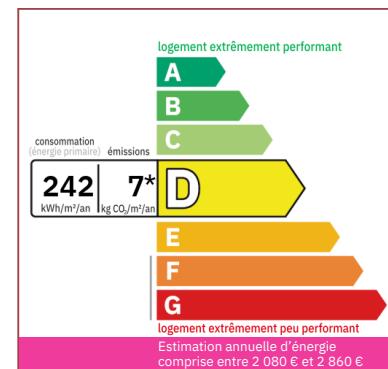
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** No

**Built:** Not specified



Charming house completely renovated offering equipped kitchen, living room, terrace, three bedrooms and office. Ideal for a second home for example, quiet, close to Eymet and amenities.

165 m<sup>2</sup> living

30 m<sup>2</sup>

Non-binding document

- Castillonnès -  
12 Place Jasmin  
47330 Castillonnès  
Tel : 05 53 40 22 69  
castillonnes@valadie-immobilier.com

Price fees included  
**165 850 €**

Agency fees: 7 % VAT included\*  
Price without fees: 155 000 €

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



## • Description ref n°7831 •

Charming house completely renovated including:

On the ground floor:

- entrance with cupboards (3m2)
- kitchen with dining area (36m2)
- living room (22.6m2)
- shower room with toilet (3.7m2)

Clearance opening onto the terrace, part covered and part uncovered. Unobstructed view at the rear of a neighboring garden.



Upstairs :

- a bright landing (10.5m2) serving a first bedroom (25.2m2) with its own en-suite bathroom (7.3m2), equipped with a WC. A private terrace (6.7m2) adjoining this room offers a peaceful area to enjoy the sun.
- a versatile black room, ideal for an office or leisure room (5.6m2).
- a second bedroom, also with en-suite shower room and WC (15.5m2 +3.3m2)



Finally, on the second floor, a charming attic bedroom (26.4m2 floor space).



Miscellaneous :

- PVC double glazing
- everything in the sewer
- Electric heating

