



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8024

• House - Eymet •



DETAILS

Land surface: 7675 m²

Number of bedrooms: 3

Number of levels: 1

Type of heating: pompe à chaleur/bois foyer fermé

Drainage/sewage: Septic tank

Swimming pool: No

Ground floor living: No

Work needed: Finitions / Décoration

Fireplace: Yes closed hearth

Built: Not specified

Logement économe

≤ 50 A

51 à 90 B

91 à 150 C

151 à 230 D

231 à 330 E

331 à 450 F

> 450 G

Logement énergivore

DPE en cours

Beautiful 150 m² stone house on a 7,675 m² wooded plot.

2 bedrooms and 1 master suite, equipped kitchen opening onto a dining/living room.

149 m² living

7 675 m²

- Eymet -

1 Place Gambetta

24500 Eymet

Tel : 05 53 22 53 80

eymet@valadie-immobilier.com

Price fees included

249 000 €

Agency fees: 6 % VAT included*

Price without fees: 235 000 €

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



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

• Description ref n°8024 •

The house is composed as follows:

On the ground floor:

- Fully equipped kitchen opening onto the dining room (43.5 m²)
- Utility room (8.2 m²)
- Living room (15.5 m²)
- Master bedroom suite (33.8 m²)
- Bedroom 1 (14 m²)
- Office/Bedroom (11 m²)

Upstairs:

- Bedroom 2 (13.8 m²)
- Attic (27.5 m²)

Heating system: heat pump and 2 wood-burning stoves

Double glazing

In the basement:

- Cellar (21.8 m²)
- Single garage (44.8 m²)

Outside:

- 7,675 m² plot of land suitable for a swimming pool
- 2 wells

Outbuildings:

- Double garage (40m²)
- Summer kitchen with barbecue (10m²)
- Tractor garage (31m²)

Individual drainage.

Well located, 15 minutes from Lauzun and 10 minutes from Eymet.

Bergerac Airport, 20 minutes away.

