



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8055

• House - Miramont-de-Guyenne •

OPPORTUNITY



DETAILS

Land surface: 987 m²

Number of bedrooms: 3

Number of levels: 0

Type of heating: Clim reversible+convecteur électrique

Drainage/sewage: Everything in the sewer

Swimming pool: No

Ground floor living: Yes

Work needed: Finitions / Décoration

Fireplace: No

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

Detached house, with a surface area of 78 m², on a fully enclosed wooded plot of 987 m², attached garage of 20 m², carport, 3 bedrooms, quiet area.

78 m² living

987 m²

- Eymet -

1 Place Gambetta

24500 Eymet

Tel : 05 53 22 53 80

eymet@valadie-immobilier.com

Price fees included

154 000 €

Agency fees: 6,2 % VAT included*

Price without fees: 145 000 €

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



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• Description ref n°8055 •

Located in a quiet neighborhood, 5 minutes from the center of the fortified town of Miramont de Guyenne, this single-story house is ideal for a young couple looking for a first-time buyer with children.

Equipped with reversible air conditioning for the hot summer months, the latest-generation electric convectors complete the heating system.

The house is bright thanks to its double windows and French doors opening onto the living room.

High-quality equipped kitchen opening onto the living-dining room.

Enclosed wooded grounds with manual gate.

Garage, carport.

Communal sanitation.

The house is composed as follows:

- Fitted kitchen (9.25 m²)
- Living/dining room (27.5 m²)
- Bedroom 1 (9.20 m²)
- Bedroom 2 (11 m²)
- Bedroom 3 (12.3 m²)
- Shower room (4.3 m²)
- Hallway (3.2 m²)
- Attached garage (21 m²)
- 987 m² plot of land.
- 1-carport.

