



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8218

• House - Miramont-de-Guyenne •



DETAILS

Land surface: 1972 m²

Number of bedrooms: 3

Number of levels: 1

Type of heating: Wood + Electric

Drainage/sewage: Everything in the sewer

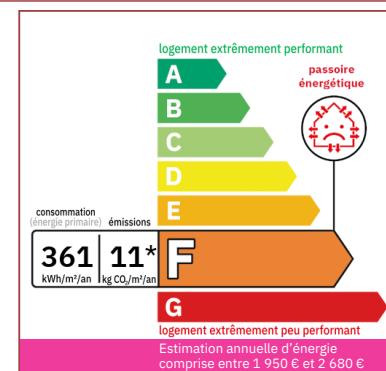
Swimming pool: Yes

Ground floor living: No

Work needed: Finitions / Décoration

Fireplace: Yes open hearth

Built: Not specified



Close to Miramont, in a quiet neighborhood.

Charming 126 m² 1960s house with 3 bedrooms and an above-ground pool on a 1972 m² plot.

102 m² living

1 972 m²

Non-binding document

- Eymet -

1 Place Gambetta

24500 Eymet

Tel : 05 53 22 53 80

eymet@valadie-immobilier.com

Price fees included

145 000 €

Agency fees: 6,6 % VAT included*

Price without fees: 136 000 €

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



• Description ref n°8218 •

Traditionally built detached house from the 1960s with 3 bedrooms, a swimming pool, and a wooden terrace on a fenced plot of 1972 m².

Ideal for a first-time buyer or rental investment (Airbnb).

In a quiet residential area located close to shops.

This house has a ground floor with comfortable ceiling heights, allowing for two real levels.

The accommodation is already equipped with reversible air conditioning, and there is the option of installing a wood or pellet stove.

Single-glazed windows.

At the rear of the house is a terrace overlooking a beautiful above-ground pool in very good condition.

A service entrance at the bottom of the garden provides access to the grounds.

-The house is composed of:

- A kitchen (8.5m²) with balcony access (2.3m²)
- A living room (15m²)
- A bedroom (11.5m²)
- A bedroom (9.5m²)
- A bedroom (9.5m²)
- A bathroom (3.5m²)
- A toilet

- On the ground floor:

- An open kitchen (12.3m²)
- A dining room (23.4m²)
- An attached garage (20.6m²)

