

## Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref: 8297

• House - Eymet •



## **DETAILS**

Land surface: 12 m<sup>2</sup>

Number of bedrooms: 4

Number of levels: 1

Type of heating: Poêle à granulés et convecteurs électriques récents

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

Swimming pool: No

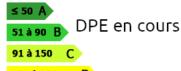
Ground floor living: No

Work needed: Finitions / Décoration

Fireplace: No

**Built:** Not specified

Logement économe



151 à 230 D 231 à 330 E 331 à 450 F

> 450 G
Logement énergivore

This carefully renovated town house offers large living spaces, modern comfort with recent equipment, and a unique charm thanks to its cob partitions. The 12 m<sup>2</sup> patio and the 25 m<sup>2</sup> garage complete this exceptional property. Possibility

177 m<sup>2</sup> living

12 m<sup>2</sup>

- Villeréal -17 place de la Halle 47210 Villeréal

Tel: 05 53 36 08 27 villereal@valadie-immobilier.com

Price fees included

318 000 €

Agency fees: 6 % VAT included\* Price without fees: 300 000 €

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

Non-binding document



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## • Description ref n°8297 •

Superb town house tastefully renovated, with approximately 177 m<sup>2</sup> of living space, including: On the ground floor: entrance hall: 12 m<sup>2</sup>, living room: 48 m<sup>2</sup>, kitchen, utility room: 5 m<sup>2</sup>, bathroom bathroom with toilet: 6 m<sup>2</sup>, laundry room, cellar and attic (which can be converted): approximately 35 m<sup>2</sup> additional.

Separate toilets

Upstairs: 4 bedrooms (9; 13; 23 and 13 m2, one with

private bathroom.

Patio: 12 m<sup>2</sup>

Attic: 78 m<sup>2</sup>

Area to be fitted out): 35 m<sup>2</sup>

Equipment and characteristics: pellet stove (installed in 2018) Recent electric radiators. Double glazing. Everything in the sewer.

Garage: 1 space, across the street (25 m<sup>2</sup>)







