



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8780

• House - Eymet •



## DETAILS

**Land surface:** 350 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 1

**Type of heating:** Without

**Drainage/sewage:** Fosse étanche

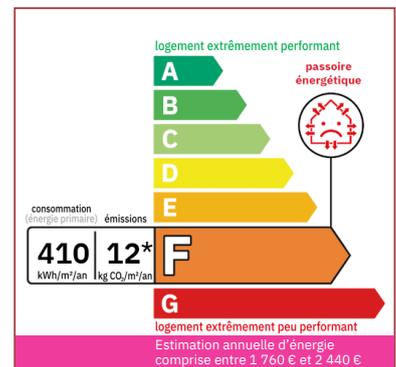
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Second work

**Fireplace:** Yes open hearth

**Built:** Not specified



House with old-world charm, located in the heart of a small village in southern Périgord. Private courtyard and garden, annex currently being renovated (possibility of independent accommodation or extension)

120 m<sup>2</sup> living

350 m<sup>2</sup>

- Eymet -

1 Place Gambetta

24500 Eymet

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Price fees included

149 000 €

Agency fees: 6,4 % VAT included\*

Price without fees: 140 000 €

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



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## • Description ref n°8780 •

It is one of the oldest houses in the village!

Housing comprising: an entrance of 4.5m<sup>2</sup> (very old door, half-timbered walls, terracotta floor) a "rustic" kitchen of 27m<sup>2</sup> with its period fireplace, wooden floor, a staircase leading upstairs and access to a very pleasant interior courtyard of 40m<sup>2</sup>, an identical living room of 27m<sup>2</sup> (beams, large fireplace, stone walls, etc.) a staircase leading to one of the bedrooms

A 4m<sup>2</sup> room with toilets and laundry room

Floor: the landing gives access to the 3 bedrooms of the house, shower room and bathroom with toilet, but also onto a charming terrace/balcony with a view of the courtyard

Private courtyard surrounded by various outbuildings (pyre, shed and workshop) plus garden

Adjoining the house and being able to communicate (former passage through the living room) an annex to be rehabilitated of approximately 35m<sup>2</sup> on the ground plus mezzanine and an old garage offers the possibility of enlarging the house or creating a 2d accommodation for gîte/bedroom 'host...

The house does not lack charm but requires renovation and upgrading work (absence of central heating, sanitation to be brought up to standard, old joinery, etc.)

