Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8926

• House - Eymet •



DETAILS

Land surface: 120 m²

Number of bedrooms: 4

Number of levels: 2

Type of heating: Fuel oil

Drainage/sewage: Everything in the sewer

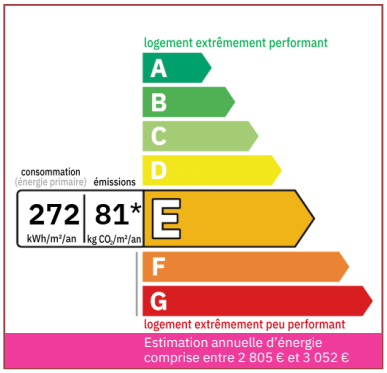
Swimming pool: No

Ground floor living: No

Work needed: No work

Fireplace: Yes closed hearth

Built: 1958



This superb 180 m² house, located in the town, has been completely renovated with high-quality features. It offers generous volumes, high ceilings, and very bright rooms.

180 m² living

120 m²

Non-binding document

- Eymet -
1 Place Gambetta
24500 Eymet
Tel : 05 53 22 53 80
eymet@valadie-immobilier.com

Price fees included

286 200 €

Agency fees: 6 % VAT included*
Price without fees: 270 000 €

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

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Ground Floor:

The entrance opens onto a hallway with a dressing room, leading to the kitchen and living/dining room.

- Bright, fully equipped kitchen (13.5 m²); utility room (5 m²).
- Living/dining room with a fireplace (37 m²).
- Bathroom (4.5 m²).

First Floor:

- Bedroom 1 (19 m²) opening onto a terrace (17 m²).
- Bedroom 2 (19.3 m²) with an en-suite bathroom (8.2 m²).
- Dressing/Laundry room (6 m²) with access to the terrace.

Second Floor:

- Bedroom 1 (11 m²) with an en-suite bathroom (5.2 m²).
- Bedroom 2 (11.6 m²) with a bathroom (5.2 m²).

Basement and boiler room equal to the floor area.

Outside:

- A summer lounge (58 m²) with street access (barbecue and spa).
- An interior courtyard (120 m²) providing access to a double garage with an electric gate and a workshop (25 m²).

Possibility to purchase all the furniture for €15,000.



