



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8926

• House - Eymet •



## DETAILS

**Land surface:** 120 m<sup>2</sup>

**Number of bedrooms:** 4

**Number of levels:** 2

**Type of heating:** Fuel oil

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

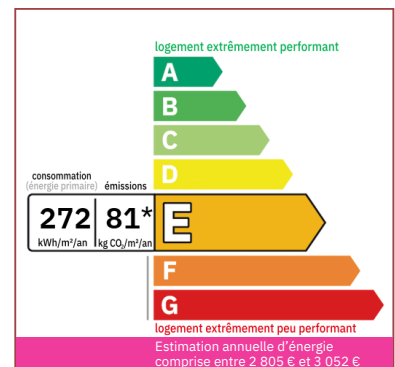
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** Yes closed hearth

**Built:** 1958



This superb 180 m<sup>2</sup> house, located in the town, has been completely renovated with high-quality features. It offers generous volumes, high ceilings, and very bright rooms.

180 m<sup>2</sup> living

120 m<sup>2</sup>

- Eymet -

1 Place Gambetta

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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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## • Description ref n°8926 •

### 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 m<sup>2</sup>); utility room (5 m<sup>2</sup>).
- Living/dining room with a fireplace (37 m<sup>2</sup>).
- Bathroom (4.5 m<sup>2</sup>).

### First Floor:

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

### Second Floor:

- Bedroom 1 (11 m<sup>2</sup>) with an en-suite bathroom (5.2 m<sup>2</sup>).
- Bedroom 2 (11.6 m<sup>2</sup>) with a bathroom (5.2 m<sup>2</sup>).

Basement and boiler room equal to the floor area.

### Outside:

- A summer lounge (58 m<sup>2</sup>) with street access (barbecue and spa).
- An interior courtyard (120 m<sup>2</sup>) providing access to a double garage with an electric gate and a workshop (25 m<sup>2</sup>).

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

