Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 9054 • House - Eymet •



DETAILS

Land surface: 7675 m²

Number of bedrooms: 3

Number of levels: 1

Type of heating: pompe à chaleur/bois foyer fermé

Drainage/sewage: Septic tank

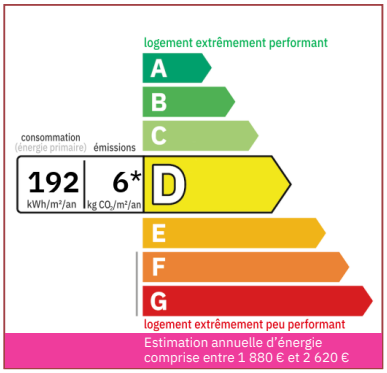
Swimming pool: No

Ground floor living: No

Work needed: Finitions / Décoration

Fireplace: Yes closed hearth

Built: Not specified



Beautiful 150 m² stone house on a 7,675 m² wooded plot.
2 bedrooms and 1 master suite, equipped kitchen opening onto a dining/living room.

149 m² living

7 675 m²

Non-binding document

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

Price fees included

212 000 €

Agency fees: 6 % VAT included*
Price without fees: 200 000 €

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

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The house is composed as follows:

On the ground floor:

- Fully equipped kitchen opening onto the dining room (43.5 m²)
- Utility room (8.2 m²)
- Living room (15.5 m²)
- Master bedroom suite (33.8 m²)
- Bedroom 1 (14 m²)
- Office/Bedroom (11 m²)

Upstairs:

- Bedroom 2 (13.8 m²)
- Attic (27.5 m²)

Heating system: heat pump and 2 wood-burning stoves
Double glazing
In the basement:

- Cellar (21.8 m²)
- Single garage (44.8 m²)

Outside:

- 7,675 m² plot of land suitable for a swimming pool
- 2 wells

Outbuildings:

- Double garage (40m²)
- Summer kitchen with barbecue (10m²)
- Tractor garage (31m²)

Individual drainage.

Well located, 15 minutes from Lauzun and 10 minutes from Eymet.
Bergerac Airport, 20 minutes away.







