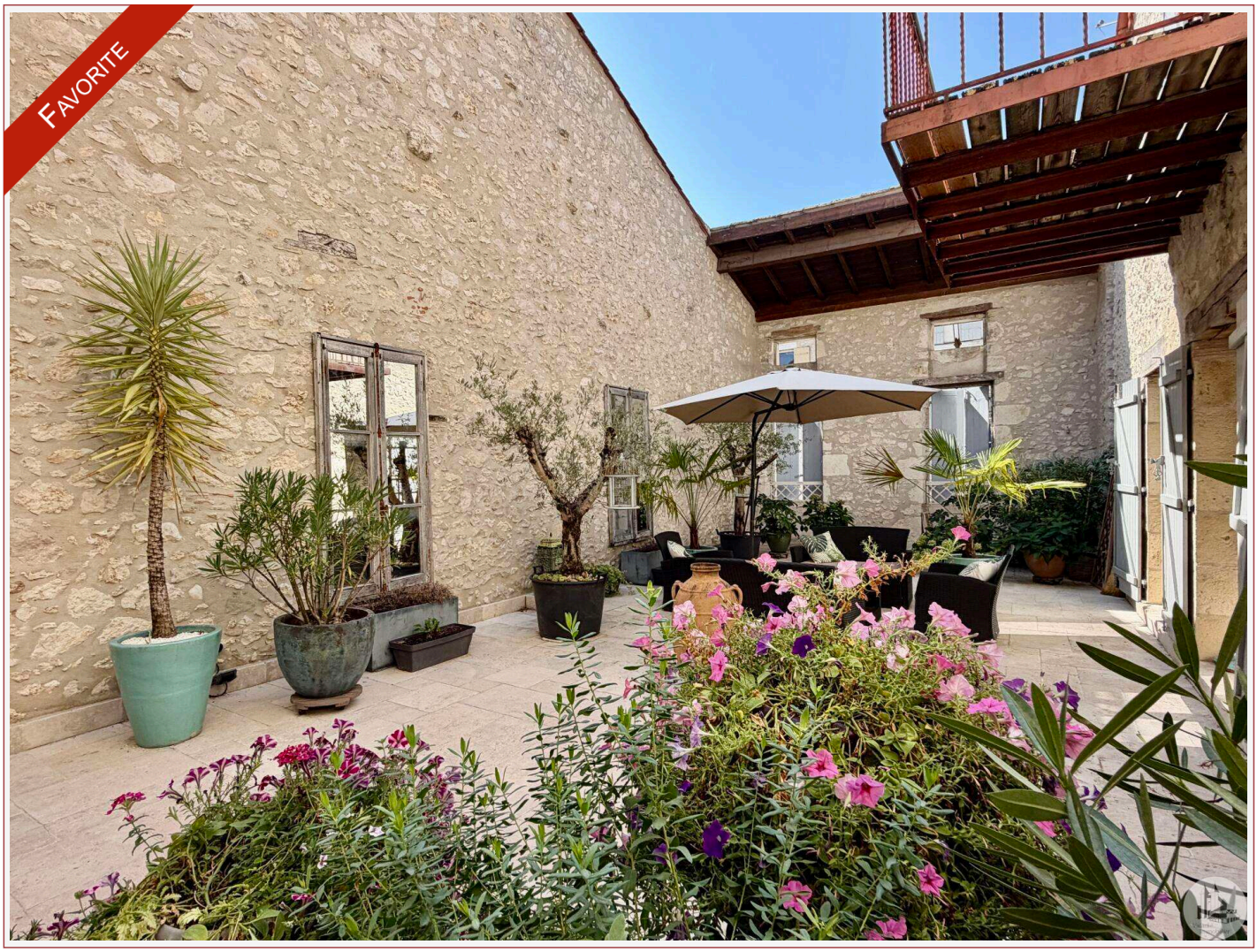
Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 9166 • House - Eymet •



DETAILS

Land surface: 90 m²

Number of bedrooms: 5

Number of levels: 2

Type of heating: Fuel et bois

Drainage/sewage: Everything in the sewer

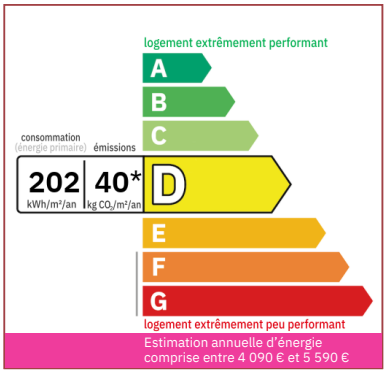
Swimming pool: No

Ground floor living: No

Work needed: No work

Fireplace: Yes closed hearth

Built: Not specified



Magnificent character home situated in the heart of the bastide of Eymet, offering an independent apartment and a large private courtyard.

371 m² living

90 m²

Non-binding document

- Issigeac -
Grand Rue
24560 Issigeac
Tel : 05 53 58 68 26
issigeac@valadie-immobilier.com

Price fees included

599 000 €

Agency fees: 6 % VAT included*
Price without fees: 565 000 €

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

Agence Immobilière Valadié

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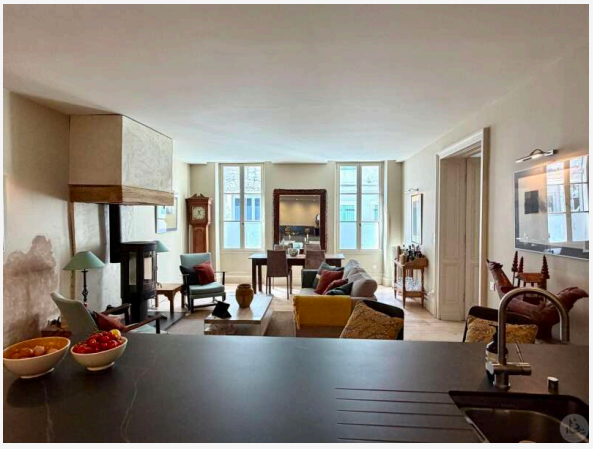
• Description ref n°9166 •

Situated in the heart of the bastide of Eymet, this character town house offers generous proportions, several living spaces, an independent apartment and a private internal courtyard.



The house has been carefully decorated and well presented, offering spacious, light-filled rooms while retaining the charm and character of the original property.

The property comprises the main house arranged over several levels, a large garage, a roof terrace/courtyard and an independent apartment with its own access.



Ground Floor

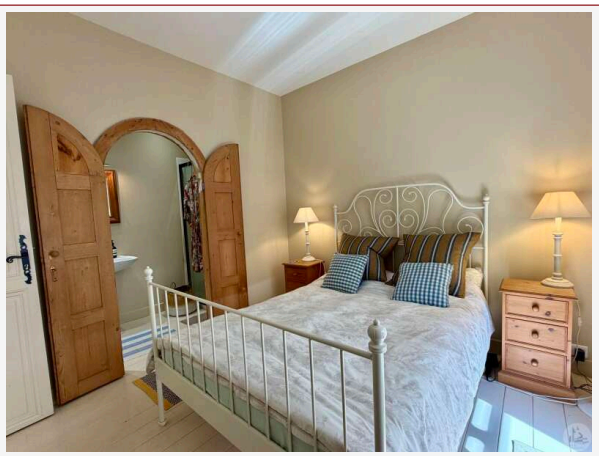
On entering through the front door, the original features immediately become apparent, including the original encaustic cement tiles, panelled door, high ceilings and other period architectural details. The beautiful wooden staircase and decorative mouldings further enhance the character and elegance of the entrance hall.

The main entrance leads into a living area comprising a recently fitted and fully equipped kitchen of approximately 40 m², opening onto the dining and sitting area with a wood-burning stove.



A separate sitting room of approximately 21 m² features parquet flooring and built-in cupboards. Behind this is a library/home office of approximately 10 m², also with parquet flooring.

A secondary entrance and hallway provide access to the cellar, together with a guest WC. Original terracotta floor tiles are also found on this level.



First Floor

A landing leads to four bedrooms, one with an en-suite shower room and WC, together with a utility/laundry room, a family bathroom and a separate WC. There is also access to the internal courtyard.

Bedroom 1: approximately 20 m²
Bedroom 2: approximately 19 m²
Bedroom 3: approximately 15 m²
Bedroom 4: approximately 14.50 m²