



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 3543

• House - Eymet •



## DETAILS

**Land surface:** 3000 m<sup>2</sup>

**Number of bedrooms:** 5

**Number of levels:** 2

**Type of heating:** Wood

**Drainage/sewage:** Septic tank

**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Second work

**Fireplace:** Yes closed hearth

**Built:** Not specified

Logement économe

≤ 50 A

51 à 90 B

91 à 150 C

151 à 230 D

231 à 330 E

331 à 450 F

> 450 G

Logement énergivore

DPE en cours

House located at the exit of a quiet village a few minutes away from Eymet. Potential to be very interesting. 220m<sup>2</sup> of habitable space including 2 homes plus a garage, on flat ground easy maintenance.

220 m<sup>2</sup> living

3 000 m<sup>2</sup>

- Eymet -

1 Place Gambetta

24500 Eymet

Tel : 05 53 22 53 80

eymet@valadie-immobilier.com

Price fees included

187 250 €

Agency fees: 7 % VAT included\*

Price without fees: 175 000 €

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





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## • Description ref n°3543 •

Old stone house fitted out in the years 50', offering the potential for attractive projects.

Located in the countryside but not isolated (village) to a short distance by car from Eymet and 25 minutes from Bergerac and its airport.

A ground floor in its own juice : a typical 50s' with a hallway /entrance 11.5m<sup>2</sup> (tiled floor honeycomb), a living room of 24 m<sup>2</sup> (ground floor), 1 old kitchen of 15m<sup>2</sup> , 2 bedrooms of 14m<sup>2</sup> each with built in wardrobes original bathroom "vintage" toilet (out of use) .

All the rooms have a good ceiling height and are bright with traditional woodwork antique wooden single glazed windows, no heating (radiators still in place but the heating system with a boiler the fuel is out of use).

The floor is accessible by an independent staircase located in the garage and offers a second living quarters in the state, but in need of modernization and comfort. Fitted kitchen of 20 m<sup>2</sup>, a lounge of 21m<sup>2</sup> with wood burning stove (single-mode heating of the floor), ground floor, a bathroom with shower and toilet of 7m<sup>2</sup> , 1 room of 17m<sup>2</sup> , 1 bedroom of 22m<sup>2</sup> ; a game in development with a 18m<sup>2</sup> room, storage 3m<sup>2</sup>, plus a large room with the access to the attic (not convertible)

garage of 44m<sup>2</sup> and cellar/wine cellar of 10m<sup>2</sup> with electric cumulus

Individual sewage by septic tank controlled non-compliant

