



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6257

• House - Eymet •

SOLD



## DETAILS

**Land surface:** 9500 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 1

**Type of heating:** Electric

**Drainage/sewage:** Pit all waters

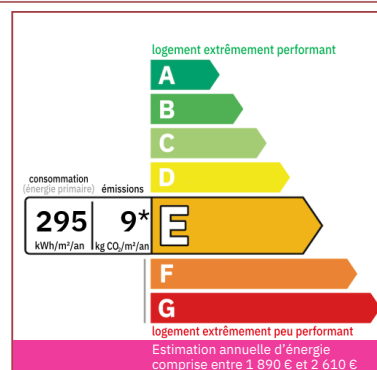
**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** Second work

**Fireplace:** No

**Built:** Not specified



House from the 70's to bring up to date. 135m<sup>2</sup> of living space with veranda, garage and independent workshop on more than 9500m<sup>2</sup> of land on the edge of the Dropt.

135 m<sup>2</sup> living

9 500 m<sup>2</sup>

- Eymet -

1 Place Gambetta

24500 Eymet

Tel : 05 53 22 53 80

eymet@valadie-immobilier.com

Price fees included

180 000 €

Agency fees: 7 % VAT included\*

Price without fees: 168 300 €

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



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## • Description ref n°6257 •

This single storey house is well located at the exit of the village just a few minutes from amenities, at the end of a dead end without being isolated, close to the river without risk of flooding.

This house has a good size living room of approximately 45m<sup>2</sup> including living room and dining room. The owners had a large veranda built for a second living room (31m<sup>2</sup>) on the south-east facade of the house enjoying the view over most of the land.

The kitchen is fitted out (traditional kitchen to be modernised) approx. 10.5m<sup>2</sup> (French window leading to the veranda)

the old entrance hall of 8.50m<sup>2</sup> located between the kitchen and the living room (door leading to the veranda) is in the central position of the house. It has a wood stove and opens onto the hallway leading to the sleeping area.

3 bedrooms of approximately 11 m<sup>2</sup> (two of the bedrooms also have storage space)

1 bathroom to modernize

1 individual toilet

one car garage plus adjoining storeroom (built in the 80's)

Independent workshop of around 40m<sup>2</sup> (built in the 90s)  
Pleasure land around the house plus meadow (approx. 8400m<sup>2</sup>) on the edge of the Dropt (natural area).

Individual sanitation septic tank with no defects (2022 sanitation report)

