



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8055

• House - Miramont-de-Guyenne •

OPPORTUNITY



## DETAILS

**Land surface:** 987 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 0

**Type of heating:** Clim reversible+convecteur électrique

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

**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** Finitions / Décoration

**Fireplace:** No

**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

Detached house, with a surface area of 78 m<sup>2</sup>, on a fully enclosed wooded plot of 987 m<sup>2</sup>, attached garage of 20 m<sup>2</sup>, carport, 3 bedrooms, quiet area.

78 m<sup>2</sup> living

987 m<sup>2</sup>

- Eymet -

1 Place Gambetta

24500 Eymet

Tel : 05 53 22 53 80

eymet@valadie-immobilier.com

Price fees included

154 000 €

Agency fees: 6,2 % VAT included\*

Price without fees: 145 000 €

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





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## • Description ref n°8055 •

Located in a quiet neighborhood, 5 minutes from the center of the fortified town of Miramont de Guyenne, this single-story house is ideal for a young couple looking for a first-time buyer with children.

Equipped with reversible air conditioning for the hot summer months, the latest-generation electric convectors complete the heating system.

The house is bright thanks to its double windows and French doors opening onto the living room.

High-quality equipped kitchen opening onto the living-dining room.

Enclosed wooded grounds with manual gate.

Garage, carport.

Communal sanitation.

The house is composed as follows:

- Fitted kitchen (9.25 m<sup>2</sup>)
- Living/dining room (27.5 m<sup>2</sup>)
- Bedroom 1 (9.20 m<sup>2</sup>)
- Bedroom 2 (11 m<sup>2</sup>)
- Bedroom 3 (12.3 m<sup>2</sup>)
- Shower room (4.3 m<sup>2</sup>)
- Hallway (3.2 m<sup>2</sup>)
- Attached garage (21 m<sup>2</sup>)
- 987 m<sup>2</sup> plot of land.
- 1-carport.

