



Reference: 73005

Only 4 minutes from Eymet, in a pretty village with shops and 30 minutes from Bergerac

Price : 192 600 € F.A.I.



Habitable surface : 197 M²

Bedrooms : 3

Bathrooms : 2

Heating : Electric/Insert

Taxe Foncière : 678 €

Land : 40 M²

- Attic
- Electric Heating
- Chimney Insert
- Mains Electricity
- Mains Water
- Mains Drainage
- Telephone

Price : 192 600 € F.A.I.

Somewhat hidden in the heart of a pretty stone village, this house will seduce you within your very first moments of viewing.

Completely renovated, and having kept all its character and charm, it remains a rare property on the current real estate market.

The house represents 200 m² on three levels, beautifully arranged and enjoys a wonderful outdoor space.

It consists on the ground floor of :

- * Entrance (3,03 m²) : glazed door to the kitchen, tiled floor
- * A kitchen (31,19 m²) : tiled floor, fully fitted and equipped (built-in oven, gas hob, extractor hood), beautiful majestic fireplace worthy of the largest properties in this area, stone walls, timbered, nice staircase
- * A living room (27,52 m²) : tiled floor, extremely bright room, exposed stonework, beautiful fireplace exposed briquettes with insert, window + glass door to the courtyard
- * A storage room (4,07 m²) : tiled floor, storage shelves, French windows to the outside

First floor :

- * A landing (4,07 m²) : parquet floor, exposed timber
- * Bedroom 1 (26,90 m²) : parquet floor, "castle" fireplace, exposed stone and beams
- * Bedroom 2 (26,63 m²) : wooden floor, 3 windows, 2 stone niches, cupboard under the stairs
- * A bathroom/WC (5,73 m²) : floating floor, room completely redone a year ago, modern bath, Italian shower, beautiful washbasin, suspended toilet, storage racks

On the second floor :

- * Bedroom 3 (24,82 m²) : seagrass floor, very large fitted storage cupboard, 2 velux + day light tunnels
- * En suite shower room/WC (5,39 m²) : seagrass and floating floor, shower, sink, WC
- * A storage area under the slope of roof

Beautifully presented, decorated, full of charm and character for this lovely building !

With no work to do : a love at first sight assured !

In addition to all its advantages, this house enjoys a very lovely walled courtyard, full sun, South facing: perfect for eating out and moments of relaxation in perspective !

It is partly tiled and part wood decking.

A real pleasure for half of the year.

A property not to be missed !



Logement économe	Logement
≤ 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 économe

Logement économe

Pour plus de détails :

Arcad' Immo



39 Place Gambetta

24500 Eymet

Tél : 05.53.27.14.34

Fax : 05.53.27.14.74

Email : info@arcadimmo.com

Horaires d'ouverture

Lundi 9h-12h30 / 13h30-19h

Mardi 9h-12h30 / 13h30-19h

Mercredi 9h-12h30 / 13h30-19h

Jeudi 9h-12h30 / 13h30-19h

Vendredi 9h-12h30 / 13h30-19h

Samedi 9h-12h30 / 13h30-19h

Dimanche 9h30-13h