

49 300 €

**Contact agency**

**Jerome Fouret Immobilier**

30 Avenue Charles de Gaulle

19300 Egletons

05.55.20.10.20 / contact@jeromefouret.com

**For sale house**

**2 rooms**

**Surface : 40 m<sup>2</sup>**

**Surface of the living : 12 m<sup>2</sup>**

**Surface of the land : 550 m<sup>2</sup>**

**Exposition : Sud ouest**

**View : Campagne**

**Hot water : Fuel**

**Inner condition : to modernize**

**External condition : GOOD**

**Couverture : Tôles**

**Features :**

fireplace, Bedroom on ground floor, double glazing, CALM

1 bedroom

1 shower

1 WC

1 garage

1 cellar



### House 2113 Saint-Yrieix-le-Déjalat

Charming detached house of 40 m<sup>2</sup> requiring refreshment. Located in a rural setting, the residence offers a peaceful view of the countryside, with a southwest exposure to fully enjoy sunny days. The surface area of the land is 550 m<sup>2</sup>, ideal for those looking for a little space and privacy. The house has a 12 m<sup>2</sup> living room with pellet stove, a bedroom on one level, a shower room, a toilet and a cellar. The kitchen is fitted and sanitation is done by septic tank. The heating is oil-fired and a pellet stove and the house has recent aluminum double glazing, ensuring good thermal and acoustic insulation. This residence promises the tranquility of life in the countryside. The village has an authentic charm with its stone houses, nestled in a hilly and green landscape. Access to amenities is facilitated thanks to its proximity to Egletons, but the town remains far enough away to maintain a peaceful and calm environment. Property prices in Saint-Yrieix-le-Déjalat are relatively affordable compared to other regions, offering excellent value for money.

Fees and charges :

49 300 € agency fees 8,72% à the responsibility of the buyer included

Document non contractuel

03/05/2024 - Prix T.T.C

