



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 5383

• House - Saint-Martin-le-Redon •



## DETAILS

**Land surface:** 1000 m<sup>2</sup>

**Number of bedrooms:** 2

**Number of levels:** 1

**Type of heating:** Poêle granulés/électrique

**Drainage/sewage:** Pit all waters

**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**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

Located in a peaceful hamlet, in the heart of a Lot village, this stone house with outbuildings will offer you a haven of peace on approximately 1300m<sup>2</sup> of land.

87 m<sup>2</sup> living

1 000 m<sup>2</sup>

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Price fees included

103 000 €

Agency fees: 8,4 % VAT included\*

Price without fees: 95 000 €

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





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## • Description ref n°5383 •

The 87m<sup>2</sup> house is composed on the ground floor of a living room with kitchen of 24m<sup>2</sup>, as well as a beautiful vaulted cellar including an office area of 8.45m<sup>2</sup>, and a shower room of 5m<sup>2</sup>. Over-glazed windows.

Upstairs, there is a living space of 25m<sup>2</sup> with its inglenook fireplace and pellet stove, a bedroom of 12m<sup>2</sup>, an office or bedroom of 7m<sup>2</sup> (partition between these 2 rooms), and a veranda of 6.15m<sup>2</sup>. Double glazed PVC windows.

Wooden shutters in good condition.

Authentic elements have been preserved such as a bread oven which is at the entrance, and a stone sink

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The first outbuilding consists of a garage of 30.56m<sup>2</sup> with a mezzanine and a workshop of 37.47m<sup>2</sup>.

The second outbuilding, a former henhouse, measures 22m<sup>2</sup>.

All the roof spaces are suitable for conversion.

Swimming pool land.

No busy road.

