



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7808

• House - Saint-Martin-le-Redon •



DETAILS

Land surface: 210 m²

Number of bedrooms: 2

Number of levels: 1

Type of heating: Wood

Drainage/sewage: Septic tank

Swimming pool: No

Ground floor living: No

Work needed: Second work

Fireplace: Yes open 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

In a pleasant area of the Lot, this house will be ideal for a second home or a gîte, steeped in history and requiring little maintenance.

80 m² living

210 m²

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Price fees included

66 000 €

Agency fees: 10 % VAT included*

Price without fees: 60 000 €

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



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A passageway leads to the heart of the house, with its period wooden doors, revealing an interior that has retained all its character: wooden floors, impeccable period ceilings, a large inglenook fireplace, exposed stone walls, and a stone sink.

It is composed as follows:

- Access via a 4m² passageway
- Living room of 34.62m² with an inglenook fireplace, stone sink, and exposed stone walls.
- Kitchen of 8.04m²
- Access to a 10m² mezzanine, which could be used as a bedroom, with a room underneath currently serving as a storage room of approximately 10m² opening onto the village square, which could be used as a workshop or another living area.
- 5.17m² hallway leading to:
 - 4.80m² shower room with toilet
 - 13.37m² bedroom

Access to the attic space, which cannot be converted.

Outside, we find:

- 28.95m² cellar
- Two-part workshop of 12.79m² and a 12.34m² adjoining cellar.

No heating

Septic tank with mains drainage connection nearby.

Single-glazed wooden windows.

Wooden shutters

Renovation work required.

