



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7892

• House - Saint-Martin-le-Redon •



## DETAILS

**Land surface:** 11668 m<sup>2</sup>

**Number of bedrooms:** 2

**Number of levels:** 0

**Type of heating:** Electric

**Drainage/sewage:** Septic tank

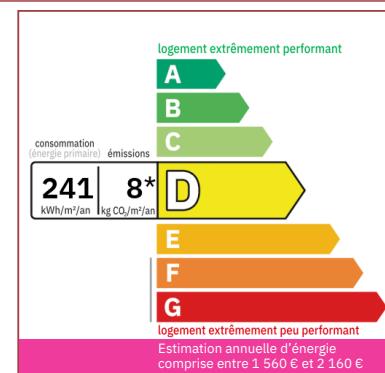
**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** No work

**Fireplace:** No

**Built:** Not specified



In a small village in the Lot where life is good, is located this single-story house with four stone outbuildings, a carport on a plot of more than one hectare without any overlooked or nuisance.

90 m<sup>2</sup> living

11 668 m<sup>2</sup>

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Price fees included

233 000 €

Agency fees: 5,9 % VAT included\*

Price without fees: 220 000 €

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



## • Description ref n°7892 •

Surrounded by woods and pastures, this authentic Lot house is accessed via a wooden hatch providing ample storage space. It comprises a single-story living room with an open kitchen of 35 m<sup>2</sup>, a 16.70 m<sup>2</sup> living room, a 13.25 m<sup>2</sup> bedroom, a 9.68 m<sup>2</sup> office/bedroom, both with beautiful wooden parquet floors, an 8.51 m<sup>2</sup> bathroom/shower room, and a 9.36 m<sup>2</sup> laundry room.

Modern electric heating.

Well-insulated, recently redone.

Three-phase and single-phase electricity.

Fiber optic internet.

Compliant septic tank drainage.

Single-glazed wooden windows, except for the two entrance doors (house and laundry room), are PVC.

Four stone outbuildings have been added, adding character. -A 43.45 m<sup>2</sup> barn

-A 29.29 m<sup>2</sup> barn with a mezzanine workshop.

-A 100 m<sup>2</sup> barn with high ceilings and a boat-style frame equipped with three stalls.

-A carport and a second, smaller carport for a trailer.

