



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8365

• House - Saint-Martin-le-Redon •

OPPORTUNITY



## DETAILS

**Land surface:** 1114 m<sup>2</sup>

**Number of bedrooms:** 2

**Number of levels:** 1

**Type of heating:** Wood + Electric

**Drainage/sewage:** Septic tank

**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** Second work

**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

In the heart of a village in the Lot, this 75m<sup>2</sup> villa is ideal for a second home or a gîte, with its swimming pool and 1114m<sup>2</sup> garden.

75 m<sup>2</sup> living

1 114 m<sup>2</sup>

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Price fees included

98 000 €

Agency fees: 8,9 % VAT included\*

Price without fees: 90 000 €

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





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## • Description ref n°8365 •

The house comprises a reception area with a terrace leading to the living room, a 23.86m<sup>2</sup> living/dining room with a fireplace and an insert, a 9.98m<sup>2</sup> bedroom, an 8.88m<sup>2</sup> kitchen, a second 12.27m<sup>2</sup> bedroom, a 4.49m<sup>2</sup> bathroom, and a 15.19m<sup>2</sup> mezzanine with built-in wardrobes.

A second terrace is located at the rear of the house.

Electric and wood heating

Septic tank

Wooden double-glazed windows

Kidney-shaped swimming pool

Furnished for sale

