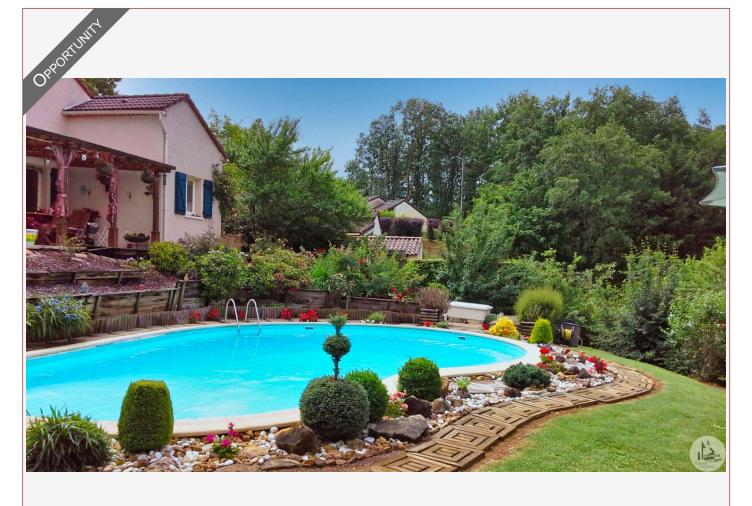


## Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref: 8365 House - Saint-Martin-le-Redon



#### **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 DPE en cours 51 à 90 B

91 à 150 C

151 à 230

231 à 330

331 à 450

Logement énergivore

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>

Frédérique Bidois Agent commercial

Tel: 06 74 55 44 56

https://www.valadie-immobilier.com frederique@valadie-immobilier.com

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

Non-binding document



# Agence Immobilière Valadié

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### • Description ref n°8365 •

The house comprises a reception area with a terrace leading to the living room, a 23.86m² living/dining room with a fireplace and an insert, a 9.98m² bedroom, an 8.88m² kitchen, a second 12.27m² bedroom, a 4.49m² bathroom, and a 15.19m² 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











