



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6630

• House - Sauveterre-la-Lémance •



## DETAILS

**Land surface:** 763 m<sup>2</sup>

**Number of bedrooms:** 2

**Number of levels:** 1

**Type of heating:** Electric

**Drainage/sewage:** Everything in the sewer

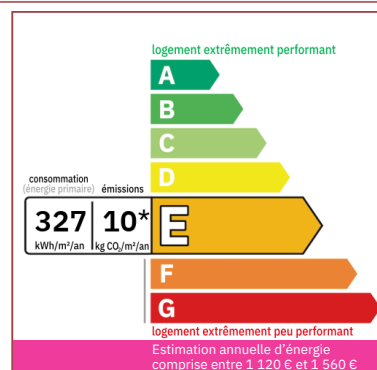
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Second work

**Fireplace:** No

**Built:** Not specified



This house of approximately 90m<sup>2</sup> on two levels has a flowered garden of 763m<sup>2</sup> with two outbuildings close to all amenities.

90 m<sup>2</sup> living

763 m<sup>2</sup>

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Price fees included

88 000 €

Agency fees: 10 % VAT included\*

Price without fees: 80 000 €

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





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## • Description ref n°6630 •

On the garden level there is a summer kitchen of 32.77m<sup>2</sup>, as well as a room of 14.44m<sup>2</sup>.

Two staircases (interior or exterior) lead us upstairs where we discover a kitchen of 8.93m<sup>2</sup>, a living room of 15.41m<sup>2</sup> with balcony, two bedrooms of respectively 9.95m<sup>2</sup> with beautiful wooden floors, a bathroom of 2.50m<sup>2</sup> with Italian shower, all served by a 5m<sup>2</sup> corridor.

The paintings were recently redone and make it bright.

Non-convertible attic spaces are accessible via a hatch.

Two outbuildings: a 20m<sup>2</sup> garage for a car or a workshop, and a henhouse can be seen in the garden which is mainly located at the rear of the house.

Electric heating

Wooden overglazing frames

Insulated attic (ISO at 1€)

Everything in the sewer.

Swimming pool land

Int

