



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 5383

• House - Saint-Martin-le-Redon •



DETAILS

Land surface: 1000 m²

Number of bedrooms: 2

Number of levels: 1

Type of heating: Poêle granulés/électrique

Drainage/sewage: Pit all waters

Swimming pool: No

Ground floor living: No

Work needed: Finitions / Décoration

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

Located in a peaceful hamlet, in the heart of a Lot village, this stone house with outbuildings will offer you a haven of peace on approximately 1300m² of land.

87 m² living

1 000 m²

Frédérique Bidois

Agent commercial

Tel : 06 74 55 44 56

<https://valadie-immobilier.com>

frederique@valadie-immobilier.com

Price fees included

103 000 €

Agency fees: 8,4 % VAT included*

Price without fees: 95 000 €

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



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

• Description ref n°5383 •

The 87m² house is composed on the ground floor of a living room with kitchen of 24m², as well as a beautiful vaulted cellar including an office area of 8.45m², and a shower room of 5m². Over-glazed windows.

Upstairs, there is a living space of 25m² with its inglenook fireplace and pellet stove, a bedroom of 12m², an office or bedroom of 7m² (partition between these 2 rooms), and a veranda of 6.15m². Double glazed PVC windows.

Wooden shutters in good condition.

Authentic elements have been preserved such as a bread oven which is at the entrance, and a stone sink

.....

The first outbuilding consists of a garage of 30.56m² with a mezzanine and a workshop of 37.47m².

The second outbuilding, a former henhouse, measures 22m².

All the roof spaces are suitable for conversion.

Swimming pool land.

No busy road.

