Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 5821 • House - Saint-Martin-le-Redon •



DETAILS

Land surface: 610 m²

Number of bedrooms: 2

Number of levels: 1

Type of heating: fuel et bois

Drainage/sewage: Everything in the sewer

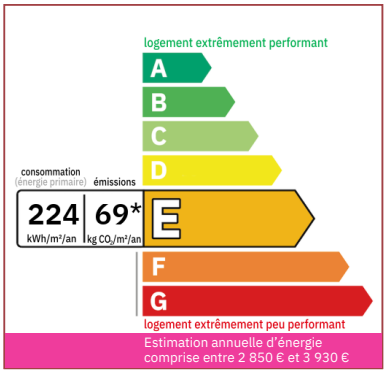
Swimming pool: No

Ground floor living: No

Work needed: Finitions / Décoration

Fireplace: Yes closed hearth

Built: Not specified



This exceptional house is located in the heart of a Lot village, close to amenities. It has kept authentic elements giving it not only an exterior character but also an interior one on 610 m² of garden.

172 m² living

610 m²

Non-binding document

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Price fees included

233 200 €

Agency fees: 6 % VAT included*
Price without fees: 220 000 €

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

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• Description ref n°5821 •

This property of around 172 m² is made up on the ground floor of a large covered terrace for summer evenings, a living/dining room with a fireplace closed by a 38 m² powered insert, a mezzanine for a possible office of 7m², an 8m² cellar containing the "Géminox" boiler producing hot water with water supply and evacuation, a 9m² cellar and access to the rear part of the swimming pool garden.

We take a staircase to reach the first floor, where there is a 3m² entrance from which another beautiful outdoor stone staircase also leads to the garden, an 11m² kitchen, a 42m² living room with its sink and its stone fireplace. monumental called "castle", a large mezzanine of 20 m² with its wrought iron railing that can be an office thanks to the space, serving two bedrooms of 11 and 23 m² and a bathroom of 7 m².

The windows are single glazed with superb old stained glass and interior shutters.
Many wooden floors have been preserved.
Everything in the sewer.
Fuel boiler. (Géminox)
Roof redone in 2020.
Storage shed in the garden.
Linky meter outside
Possibility of selling furnished









