



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7652

• House - Sauveterre-la-Lémance •



## DETAILS

**Land surface:** 1091 m<sup>2</sup>

**Number of bedrooms:** 2

**Number of levels:** 0

**Type of heating:** Elec+fuel

**Drainage/sewage:** Septic tank

**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** Yes closed hearth

**Built:** 1800

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

Charming single-storey stone farmhouse in the countryside, with its 1100m<sup>2</sup> flower garden and pergola.

130 m<sup>2</sup> living

1 091 m<sup>2</sup>

Frédérique Bidois

Agent commercial

Tel : 06 74 55 44 56

<https://valadie-immobilier.com>

[frederique@valadie-immobilier.com](mailto:frederique@valadie-immobilier.com)

Price fees included

176 550 €

Agency fees: 7 % VAT included\*

Price without fees: 165 000 €

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



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## • Description ref n°7652 •

Pleasant to live in and functional, this 130 m<sup>2</sup> habitable house from the 1800s, farmhouse type, will offer you serenity.

We enter a kitchen of 14.49m<sup>2</sup> with reversible air conditioning, opening onto a dining area or dining room of 22.30m<sup>2</sup> with open fireplace (closed by a removable hatch), double glazing wood, wood stove and walls lined with insulation and access to a "veranda" overlooking the garden.

Then a corridor serves a shower room of 2m<sup>2</sup>, as well as two bedrooms of 12.03m<sup>2</sup> and 12.06m<sup>2</sup> (single glazing/roller shutter), as well as a bathroom of 2.65m<sup>2</sup>.

We then arrive at a large living/dining room of 57.70m<sup>2</sup> with its open fireplace, its reversible air conditioning, its exposed stone walls and its Alsatian wood stove, which has its independent entrance via a 3m<sup>2</sup> bolet with an old stone sink.

Access hatch to the unconvertible attic.

Room of 6.13m<sup>2</sup> currently used as a bedroom, with a dressing room, is lit by a single-glazed window

Oil boiler in the kitchen

Electric heating in some bedrooms

Three reversible air conditioning units

Linky meter and cumulus in the cellar of 55.37m<sup>2</sup> with water and drainage

Sanitation by non-compliant septic tank

