



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7652

• House - Sauveterre-la-Lémance •



EXCLUSIVE

DETAILS

Land surface: 1091 m²

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 1100m² flower garden and pergola.

130 m² living

1 091 m²

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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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Pleasant to live in and functional, this 130 m² habitable house from the 1800s, farmhouse type, will offer you serenity.

We enter a 14.49m² kitchen with reversible air conditioning, opening onto a 22.30m² dining area or dining room 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 2m² shower room, as well as two bedrooms of 12.03m² and 12.06m² (single glazing/roller shutter), as well as a 2.65m² bathroom.

We then arrive at a large living/dining room of 57.70m² with its open fireplace, its reversible air conditioning, its exposed stone walls and its Canadian wood stove, which has its independent entrance via a 3m² bolet with an old stone sink.

Access hatch to the attic that cannot be converted.

Room of 6.13m² 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 55.37m² with water and drainage

Sanitation by non-compliant septic tank

