



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7695

• House - Saint-Martin-le-Redon •



## DETAILS

**Land surface:** 195 m<sup>2</sup>

**Number of bedrooms:** 2

**Number of levels:** 1

**Type of heating:** Wood + Electric

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

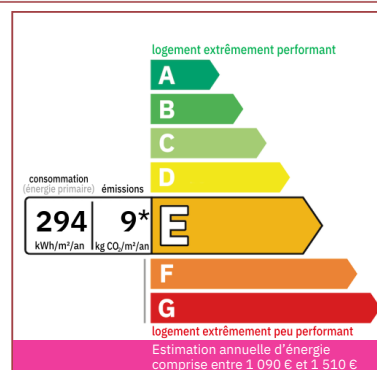
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** No

**Built:** Not specified



It is in the heart of the Lot, in a small village of Quercy, that we find this house of 95 m<sup>2</sup> with its garden of 195 m<sup>2</sup> close to amenities.

95 m<sup>2</sup> living

195 m<sup>2</sup>

Non-binding document

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Price fees included

101 000 €

Agency fees: 6,3 % VAT included\*

Price without fees: 95 000 €

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





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## • Description ref n°7695 •

The house on two levels is composed as follows:

The entrance is accessed by a stone staircase leading to a small 5 m<sup>2</sup> "boletus" type terrace with a stone sink typical of the region.

A living room of 36.42 m<sup>2</sup>, living / dining room welcomes us, with a bright open kitchen, having kept beautiful wooden floors and exposed beams giving character throughout the room.

There is also on this level a bathroom of 4.11 m<sup>2</sup> as well as two bedrooms of 10 m<sup>2</sup> and 9 m<sup>2</sup> served by a corridor.

Wooden double glazing, wooden and aluminum shutters, solar roller shutters.

Downstairs (on the street level), with its independent entrance, there is a living room of 32 m<sup>2</sup> overlooking the street with a wood stove, a room used as a laundry room with water supply and evacuation of 15.40 m<sup>2</sup> which can be a summer kitchen, as well as a room of 5.89 m<sup>2</sup> containing the cumulus and toilets.

Sheltered from view is also a very well flowered and wooded garden.

Electric heating and wood stove

Down the drain

Double glazing

Wood and aluminum shutters

