



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7808

• House - Saint-Martin-le-Redon •



## DETAILS

**Land surface:** 210 m<sup>2</sup>

**Number of bedrooms:** 2

**Number of levels:** 1

**Type of heating:** Wood

**Drainage/sewage:** Septic tank

**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Second work

**Fireplace:** Yes open 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

In a pleasant area of the Lot, this house will be ideal for a second home or a gîte, steeped in history and requiring little maintenance.

80 m<sup>2</sup> living

210 m<sup>2</sup>

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Price fees included

66 000 €

Agency fees: 10 % VAT included\*

Price without fees: 60 000 €

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





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## • Description ref n°7808 •

A passageway leads to the heart of the house, with its period wooden doors, revealing an interior that has retained all its character: wooden floors, impeccable period ceilings, a large inglenook fireplace, exposed stone walls, and a stone sink.

It is composed as follows:

- Access via a 4m<sup>2</sup> passageway
- Living room of 34.62m<sup>2</sup> with an inglenook fireplace, stone sink, and exposed stone walls.
- Kitchen of 8.04m<sup>2</sup>
- Access to a 10m<sup>2</sup> mezzanine, which could be used as a bedroom, with a room underneath currently serving as a storage room of approximately 10m<sup>2</sup> opening onto the village square, which could be used as a workshop or another living area.
- 5.17m<sup>2</sup> hallway leading to:
  - 4.80m<sup>2</sup> shower room with toilet
  - 13.37m<sup>2</sup> bedroom

Access to the attic space, which cannot be converted.

Outside, we find:

- 28.95m<sup>2</sup> cellar
- Two-part workshop of 12.79m<sup>2</sup> and a 12.34m<sup>2</sup> adjoining cellar.

No heating

Septic tank with mains drainage connection nearby.

Single-glazed wooden windows.

Wooden shutters

Renovation work required.

