



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8009

• House - Saint-Martin-le-Redon •

FAVORITE



## DETAILS

**Land surface:** 7934 m<sup>2</sup>

**Number of bedrooms:** 6

**Number of levels:** 2

**Type of heating:** Fuel oil

**Drainage/sewage:** Septic tank

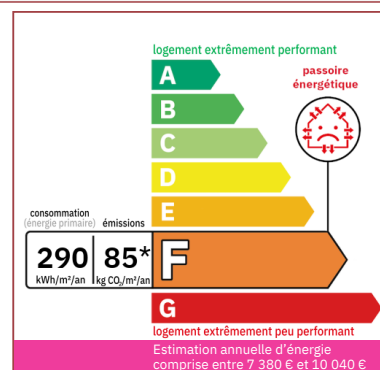
**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** Second work

**Fireplace:** Yes open hearth

**Built:** Not specified



Located at the end of a wooded path, in a small village typical of the Lot, with its swimming pool on 7449 m<sup>2</sup> of land, this property will charm you and you will find serenity 10 minutes from amenities.

227 m<sup>2</sup> living

7 934 m<sup>2</sup>

Non-binding document

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Price fees included

399 000 €

Agency fees: 5 % VAT included\*

Price without fees: 380 000 €

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





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## • Description ref n°8009 •

Close to the Dordogne and Lot-et-Garonne rivers, this prestigious three-story residence comprises a 20.33m<sup>2</sup> kitchen on the ground floor, a 12m<sup>2</sup> laundry/pantry with built-in cupboards, and a 54.94m<sup>2</sup> living/dining room with exposed stone walls and an open fireplace.

Many authentic features have been preserved: cupboard doors, old parquet floors, and more.

On the first floor, there is an 8.52m<sup>2</sup> landing with built-in cupboards that leads to a 6.65m<sup>2</sup> hallway that serves two 11m<sup>2</sup> bedrooms, as well as a 5.38m<sup>2</sup> shower room with an electric towel dryer, and a 24.15m<sup>2</sup> master suite: a bedroom and a shower room.

On the second floor, an 11.13m<sup>2</sup> landing converted into a library provides access to three bedrooms of 16m<sup>2</sup>, 9m<sup>2</sup>, and 30.93m<sup>2</sup>, as well as a 6.58m<sup>2</sup> bathroom.

The stairs are functional and easy to use.

Single-glazed wooden windows.

Wooden shutters.

Oil-fired central heating (Viessmann).

Roofs in perfect condition.

A 65m<sup>2</sup> barn adjoins the house, with its old timber frame and exposed stone walls, and features a pizza oven and fireplace.

It provides storage space but could be converted into a beautiful living space thanks to its high ceilings.

A 37m<sup>2</sup> wine cellar extends off the property.

A 9x4m swimming pool is secured by fencing.

A well (water reserve).

