Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8582 • House - Sauveterre-la-Lémance •



DETAILS

Land surface: 2555 m²

Number of bedrooms: 4

Number of levels: 1

Type of heating: Electric

Drainage/sewage: Everything in the sewer

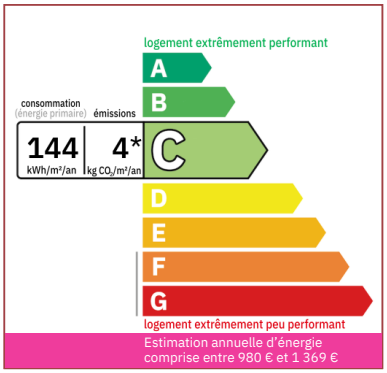
Swimming pool: No

Ground floor living: No

Work needed: Finitions / Décoration

Fireplace: Yes open hearth

Built: Not specified



Close to all amenities, this spacious and bright house with a basement has beautiful features with its 2555 m² plot, and especially its south-facing terrace sheltered by a magnificent kiwi tree.

103 m² living

2 555 m²

Non-binding document

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Price fees included

128 999 €

Agency fees: 7,5 % VAT included*
Price without fees: 120 000 €

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

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The house is accessed via an external staircase and is laid out as follows:

You enter the 10.81m² fitted kitchen, which has access to the basement. From there, you reach a hallway (with a hatch providing access to the attic, which could be converted). This hallway leads to a 29.42m² living/dining room with an open fireplace, and then to a 7.80m² shower room with a toilet and heated towel rail.

Furthermore, there are three bedrooms measuring 12.89m², 11.35m², and 11.48m².

Next, you enter a 9.84m² veranda providing access to the outside and a 12m² bedroom with an en-suite shower room of 9.84m². (Potential for expansion and rental income as a bed and breakfast.)

From the kitchen, a staircase leads down to the basement, where you'll find a 26.11m² workshop with water and electricity connections, then a 25.84m² basement with an electric door, followed by a 9.22m² laundry room, then an 11.93m² boiler room with a thermodynamic water heater, and finally a 20.99m² single-car garage with an electric door.

PVC double glazing
Manual roller shutters
Mains drainage
Heat pump
Roof renovated in 2025 and timber frame treated

