Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8660 • House - Sauveterre-la-Lémance •



DETAILS

Land surface: 1091 m²

Number of bedrooms: 2

Number of levels: 0

Type of heating: Elec+fuel

Drainage/sewage: Septic tank

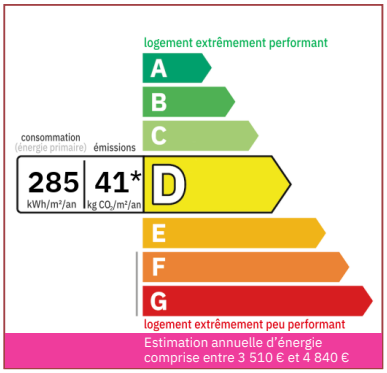
Swimming pool: No

Ground floor living: No

Work needed: Finitions / Décoration

Fireplace: Yes closed hearth

Built: 1800



Charming single-storey stone farmhouse in the countryside, with its 1100m² flower garden and pergola.

130 m² living

1 091 m²

Non-binding document

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Price fees included

149 000 €

Agency fees: 6,4 % VAT included*
Price without fees: 140 000 €

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

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• Description ref n°8660 •

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

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

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 Alsatian wood stove, which has its independent entrance via a 3m² bolet with an old stone sink.
Access hatch to the unconvertible attic.

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









