Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 9001 • House - Saint-Martin-le-Redon •

FAVORITE



DETAILS

Land surface: 7934 m²

Number of bedrooms: 6

Number of levels: 2

Type of heating: Fuel oil

Drainage/sewage: Septic tank

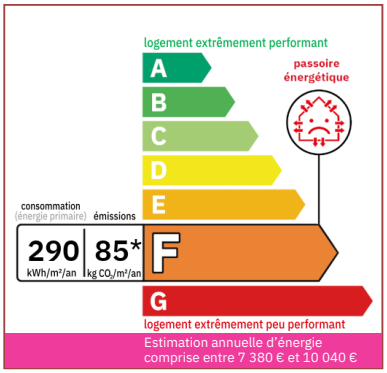
Swimming pool: Yes

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 m² of land, this property will charm you and you will find serenity 10 minutes from amenities.

227 m² living

7 934 m²

Non-binding document

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Price fees included

395 000 €

Agency fees: 3,9 % 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°9001 •

Close to the Dordogne and Lot-et-Garonne rivers, this prestigious three-story residence comprises a 20.33m² kitchen on the ground floor, a 12m² laundry/pantry with built-in cupboards, and a 54.94m² 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 8.52m² landing with built-in cupboards that leads to a 6.65m² hallway that serves two 11m² bedrooms, as well as a 5.38m² shower room with an electric towel dryer, and a 24.15m² master suite: a bedroom and a shower room.

On the second floor, an 11.13m² landing converted into a library provides access to three bedrooms of 16m², 9m², and 30.93m², as well as a 6.58m² 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 65m² 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 37m² wine cellar extends off the property.
A 9x4m swimming pool is secured by fencing.
A well (water reserve).





