



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 9082

• House - Sauveterre-la-Lémance •



## DETAILS

**Land surface:** 417 m<sup>2</sup>

**Number of bedrooms:** 2

**Number of levels:** 0

**Type of heating:** Wood + Electric

**Drainage/sewage:** Septic tank

**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** Second work

**Fireplace:** Yes closed 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

This low-maintenance, single-storey house is located in a quiet, small country hamlet on a 417m<sup>2</sup> garden.

65 m<sup>2</sup> living

417 m<sup>2</sup>

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Price fees included

88 000 €

Agency fees: 10 % VAT included\*

Price without fees: 80 000 €

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



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## • Description ref n°9082 •

This 65m<sup>2</sup> single-story house welcomes you with a covered terrace before you enter. The entrance opens onto a 41.22m<sup>2</sup> living room with an open-plan kitchen and fireplace. A 4m<sup>2</sup> landing leads to two bedrooms of 9.07m<sup>2</sup> and 7.53m<sup>2</sup> respectively, as well as a 3.04m<sup>2</sup> shower room, a separate toilet, and a cupboard housing the water heater.

The attic is not suitable for conversion but offers storage space via a hatch in the living room and a floor. Some finishing work is required: painting placo, installing a bathroom sink, etc. Features include: PVC double glazing, a septic tank, wood-burning stove (fireplace insert), and a recently replaced roof. The furniture can be kept.

