



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6150

• House - Cancon •



## DETAILS

**Land surface:** 4935 m<sup>2</sup>

**Number of bedrooms:** 6

**Number of levels:** 1

**Type of heating:** Wood + Electric

**Drainage/sewage:** Septic tank

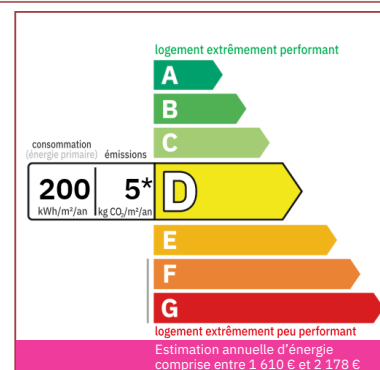
**Swimming pool:** Yes

**Ground floor living:** Yes

**Work needed:** Second work

**Fireplace:** Yes open hearth

**Built:** Not specified



In a peaceful setting, enjoying a magnificent view of the rolling countryside, spacious stone country house with outbuildings and above-ground swimming pool. 6 bedrooms and 2 bathrooms.

226 m<sup>2</sup> living

4 935 m<sup>2</sup>

- Villeréal -

17 place de la Halle

47210 Villeréal

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Price fees included

259 000 €

Agency fees: 6 % VAT included\*

Price without fees: 244 340 €

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





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## • Description ref n°6150 •

Stone country house comprising:

On the ground floor :

- A fitted kitchen (approx. 20.08 m<sup>2</sup>) open to a large living room of approximately 54.56 m<sup>2</sup> (living room with fireplace and dining room),
- A cellar (10.34 m<sup>2</sup> approx.),
- A bedroom (approx. 17.66 m<sup>2</sup>) with washbasin (with door giving direct access to the garden),
- Distribution corridor with a laundry area (8.7 m<sup>2</sup> approx.), w.c.
- Accessible by 2 steps:
- A bedroom (14.81 m<sup>2</sup> approx.) en-suite with private shower room (sink, Italian shower).
- Accessible by stairs:
- An open room used as a bedroom of approx. 17.66 m<sup>2</sup>. (or sewing workshop / painting because luminous)

Upstairs :

- A landing of approximately 12.99 m<sup>2</sup> approx. (with direct access to the garden),
- 3 spacious and bright bedrooms of 17.9m<sup>2</sup> approx., 13.7m<sup>2</sup> approx. and 15.6 m<sup>2</sup> approx. (including one with door leading to the garden),
- A 6.24 m<sup>2</sup> office (or dressing room),
- A bathroom (sink, shower, bath and w.c).

Information items:

- Floor tiles on the ground floor. Floor upstairs.
- Wooden joinery with single glazing.
- Wood heating and electric radiators. Old wood boiler in the kitchen to be put back into service.
- Non-compliant septic tank sanitation.
- Property tax: €544 (2021)

Outside :

- Separate stone outbuilding (former bakery with bread oven), roof to be restored.
- Adjoining the bakehouse: wooden shelters.
- Attached to the house: wooden workshop (24.8 and 14.9 m<sup>2</sup>) partly closed.
- Independent on the ground: small wooden chalet (7.7 m<sup>2</sup>).
- Wooded park with above-ground swimming pool (approximately 5m in diameter) and wooden terrace.

