



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 252

• House - Cancon •



## DETAILS

**Land surface:** 3.07 ha

**Number of bedrooms:** 5

**Number of levels:** 1

**Type of heating:** Fuel oil

**Drainage/sewage:** Septic tank

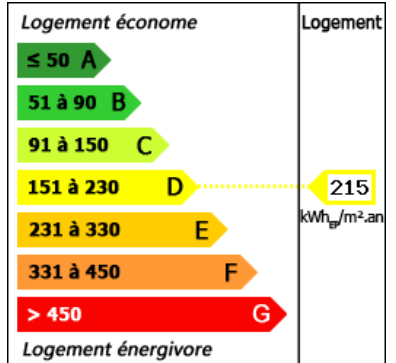
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** Yes open hearth

**Built:** 1950



Beautiful set in the 19th Century stone on a plot of about 3.8 ha near Monbahus including a dwelling house of 210m<sup>2</sup> with 5 bedrooms and two stone barns of 200 and 300m<sup>2</sup> to restore

210 m<sup>2</sup> living

30 700 m<sup>2</sup>

- Villeréal -

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Price fees included

299 000 €

Agency fees: 6,8 % VAT included\*

Price without fees: 280 000 €

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





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## • Description ref n°252 •

19th century property on a plot of 3.8 ha between Monbahus and St Pastour comprising:- A main house of 210 m<sup>2</sup> with exposed beams and a cellar under three quarters of the house (83m<sup>2</sup>). Two large terraces with stairs.- Entrance from the terrace into a large living room of 52.8 m<sup>2</sup> with open fireplace and an open kitchen, an office 19.8 m<sup>2</sup> and a hallway leading to two bedrooms of 16m<sup>2</sup> approx. , A bathroom with shower 9m<sup>2</sup>, a separate toilet and a laundry room with new boiler.- On the Floor: a distribution corridor with 12m<sup>2</sup> hall with storage cupboard leads to three bedrooms (20m<sup>2</sup>, 18m<sup>2</sup> and 12.8 m<sup>2</sup>) and part of the attic is exploitable.Outbuildings: Barn 300m<sup>2</sup> in very good condition (stables for horses)Bakehouse with pigeon-200m<sup>2</sup> (not round), courtyard, traditional barn.Insulated roof traditional wooden joineryoil central heating boiler, glass wool insulationThe: Set in renovated roofs and structures, wells, pumps submerged meadow natural environment, 2 ha of chneraie, cherry, orchards and a beautiful park

