



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 4928

• House - Cancon •



DETAILS

Land surface: 4000 m²

Number of bedrooms: 3

Number of levels: 1

Type of heating: Wood + Electric

Drainage/sewage: Septic tank

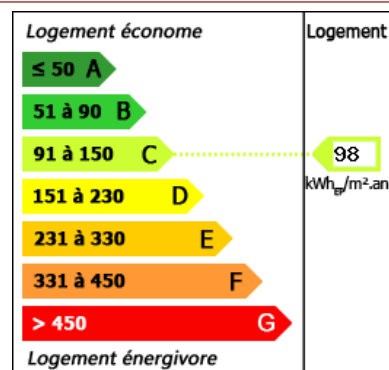
Swimming pool: Yes

Ground floor living: No

Work needed: No work

Fireplace: Yes open hearth

Built: 1500



House of the XV century half-timbered and stone with character, nice view and beautiful environment. Living room with fireplace, 3 bedrooms. Barn, gite, swimming pool and land of approx 4000 m²

220 m² living

4 000 m²

- Castillonnes -

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Price fees included

296 800 €

Agency fees: 6 % VAT included*

Price without fees: 280 000 €

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



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House, including :

On the ground floor :

- covered terrace (18,7m²) with fitted cupboards, terracotta floor,
- entrance hall (15m²)
- sas to be used as a wine cellar, crossing, with door leading to the entrance and the living room (5,4m²)
- Living room of approx, 45 m² with a half-timbered, exposed beams, pellet stove, door to the outside,
- Fully equipped kitchen with stone fireplace functional (29,8m²),
- Parental Suite with exposed beams and parquet flooring (17,7m²), bathroom (10m²) with dressing room and water supply for washing machine and tumble dryer, cumulus clouds above, access through the entrance hall also.
- W. c independent

Has the floor :

- Mezzanine office, with wooden floor (18m² on the ground surface, sloping ceilings)
- bedroom 2 (26m²), velux windows in aluminum double glazing, parquet floor, with water point (3,4m²)
- bedroom 3 (18,8m²) and dressing area (8,4m²) which could be transformed into a bathroom because the inlets are available.
- Bathroom with shower, bath and double washbasin (23,6m²)

Dependencies suite :

- from the covered terrace, door leading to a barn, current use of garage and workshop (62m²).
- cottage comprising : sitting area, concrete floor, old nurseries (37m²), veranda currently used for office or winter lounge (21m²), kitchen/ diner with built in wardrobes, central block with sink (34,6m²), room in mezzanine with parquet floor floating (12,2m² on the floor, mansard-roofed), veranda giving on the kitchen (11m²), bathroom complete with shower, bath and closets, it remains to put a sink and a w. c as well as a sanitation system.

Outside :

- above ground pool chlorine (7x4m) with wooden terrace
- Summer kitchen, BBQ, stone terrace for dining,
- Fish pond,

