

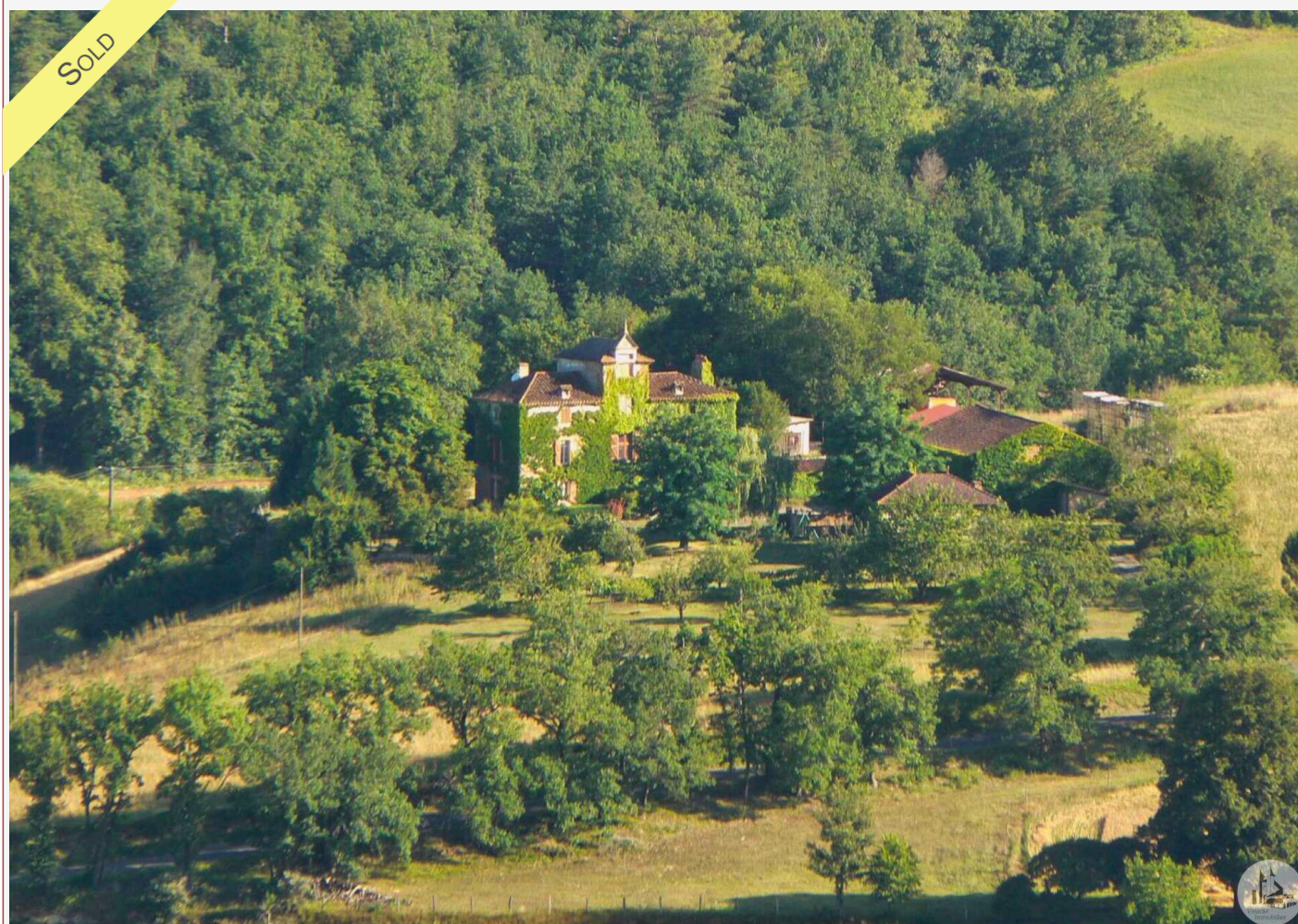


# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 5369

• House - Duravel •



## DETAILS

**Land surface:** 13.23 ha

**Number of bedrooms:** 4

**Number of levels:** 3

**Type of heating:** fuel et bois

**Drainage/sewage:** Septic tank

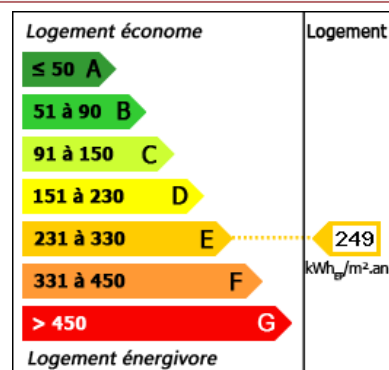
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Second work

**Fireplace:** Yes closed hearth

**Built:** 1600



At the top of its driveway, surrounded by nature with a dominant view, a 17th century mansion, having kept its architecture over more than 14 hectares.

236 m<sup>2</sup> living

132 300 m<sup>2</sup>

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Price fees included

420 000 €

Agency fees: 5 % VAT included\*

Price without fees: 400 000 €

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





# Agence Immobilière Valadié

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## • Description ref n°5369 •

Farmhouse composed of a hunting lodge of 236 m<sup>2</sup> in the main house with its entry of 8.76m<sup>2</sup>, a living room of 34.78m<sup>2</sup>, a kitchen / dining area and fireplace with its 37.39m<sup>2</sup> wood stove.

On the first floor, there is a landing of 4.79m<sup>2</sup> leading to three bedrooms of 40.36m<sup>2</sup>, 13.58m<sup>2</sup>, 11.67m<sup>2</sup> and a bathroom of 2.85m<sup>2</sup>.

On the second floor, a landing of 2.60m<sup>2</sup> opens onto a bedroom of 37.17m<sup>2</sup> and a convertible attic of 36.08m<sup>2</sup>.

Above, a 14.46m<sup>2</sup> dovecote remains to be renovated.

This house, which is supplied by a spring and has a well, is located five minutes from a village in full tourist development.

Its outbuildings consist of a barn of 200m<sup>2</sup>, two hangars of 157.95m<sup>2</sup> and 85m<sup>2</sup>, as well as a guest house to be entirely renovated of 40.75m<sup>2</sup> with a bread oven and inglenook fireplace, and a 72m<sup>2</sup> workshop on a surface of nearly 14 hectares in one piece.

This property, steeped in history and charm, is suitable for an equestrian project, an educational farm, a farm. .. Sanitation Compliant.

Oil-fired boiler (Viesman)

