Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6150 • House - Cancon •



DETAILS

Land surface: 4935 m²

Number of bedrooms: 6

Number of levels: 1

Type of heating: Wood + Electric

Drainage/sewage: Septic tank

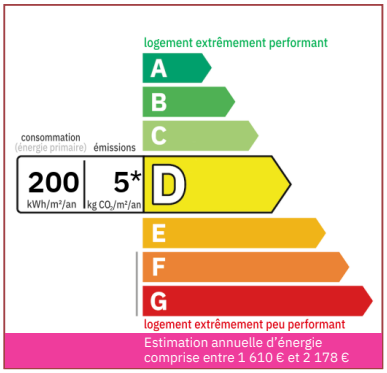
Swimming pool: Yes

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 m² living

4 935 m²

Non-binding document

- Villeréal -
17 place de la Halle
47210 Villeréal
Tel : 05 53 36 08 27
villereal@valadie-immobilier.com

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

Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

• Description ref n°6150 •

Stone country house comprising:
On the ground floor :
- A fitted kitchen (approx. 20.08 m2) open to a large living room of approximately 54.56 m2 (living room with fireplace and dining room),
- A cellar (10.34 m2 approx.),
- A bedroom (approx. 17.66 m2) with washbasin (with door giving direct access to the garden),
- Distribution corridor with a laundry area (8.7 m2 approx.), w.c.
- Accessible by 2 steps:
- A bedroom (14.81 m2 approx.) en-suite with private shower room (sink, Italian shower).
- Accessible by stairs:
- An open room used as a bedroom of approx. 17.66 m2. (or sewing workshop / painting because luminous)

Upstairs :
- A landing of approximately 12.99 m2 approx. (with direct access to the garden),
- 3 spacious and bright bedrooms of 17.9m2 approx., 13.7m2 approx. and 15.6 m2 approx. (including one with door leading to the garden),
- A 6.24 m2 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 m2) partly closed.
- Independent on the ground: small wooden chalet (7.7 m2).
- Wooded park with above-ground swimming pool (approximately 5m in diameter) and wooden terrace.







