



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6969

• House - Miramont-de-Guyenne •



## DETAILS

**Land surface:** 3985 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 1

**Type of heating:** Fuel oil

**Drainage/sewage:** Septic tank

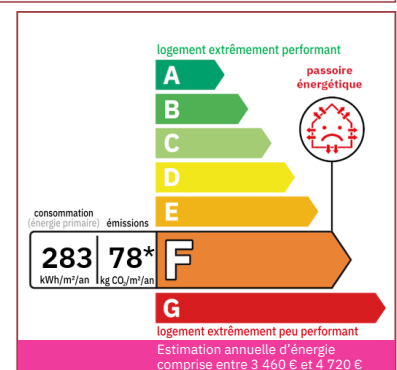
**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** Second work

**Fireplace:** Yes open hearth

**Built:** Not specified



House of approximately 190m<sup>2</sup> of living space, in a dominant position, very beautiful living room with fireplace, 3 bedrooms, adjoining land, swimming pool to renovate.

190 m<sup>2</sup> living

3 985 m<sup>2</sup>

- Castillonnès -

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Price fees included

243 800 €

Agency fees: 6 % VAT included\*

Price without fees: 230 000 €

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



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## • Description ref n°6969 •

3km from Miramont de Guyenne and amenities, this stone house offers great potential!

Residential house including:

- veranda (15.3m<sup>2</sup>) with boiler room on the right, double aluminum glazing,
- entrance hall (25.5m<sup>2</sup>), could serve as a dining room for example or a room for a billiard table or other,
- kitchen with functional open fireplace (23m<sup>2</sup>), with hob and oven, door to the outside, water meter in front of the door and earth connection on the right,
- corridor which serves:
  - bedroom 1 (14m<sup>2</sup>) with window and French window onto veranda, fireplace closed but can be reopened,
  - bathroom with toilet, shower, bathtub, double sink, no VMC (11.9m<sup>2</sup>),
  - living room with functional open fireplace, 1 French window and 2 windows (48m<sup>2</sup>), rock wool on the ceiling,

Upstairs :

- office with cupboards, attic with skylight (12.3m<sup>2</sup> on the floor),
- door leading to the attic,
- bedroom 2 (24m<sup>2</sup> floor space) with sloping ceilings, 1 sitting dog, door leading to small attic which gives access to the cumulus above the boiler room,
- bedroom 3 with second sitting dog (approximately 12 m<sup>2</sup>, also attic.

Well (pump possible, there is water). 8x4 chlorine swimming pool (pump and liner to change). Independent garage.

Miscellaneous :

- oil central heating
- single wooden glazing throughout
- fiber installed!!

