



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7044

• House - La Sauvetat-sur-Lède •



## DETAILS

**Land surface:** 5500 m<sup>2</sup>

**Number of bedrooms:** 5

**Number of levels:** 1

**Type of heating:** Pompe à chaleur + panneaux solaires

**Drainage/sewage:** Septic tank

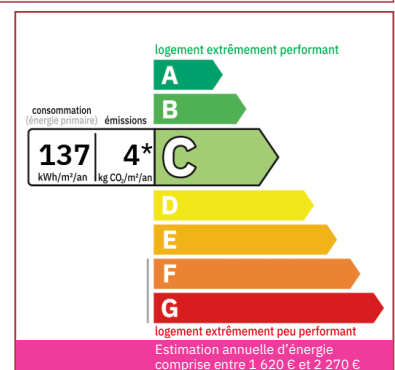
**Swimming pool:** Yes

**Ground floor living:** Yes

**Work needed:** No work

**Fireplace:** Yes closed hearth

**Built:** Not specified



Magnificent stone property, with 5 bedrooms, wooded park of 5965m<sup>2</sup>, double garage, swimming pool, pond.

230 m<sup>2</sup> living

5 500 m<sup>2</sup>

- Villeréal -

17 place de la Halle

47210 Villeréal

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Price fees included

649 000 €

Agency fees: 4 % VAT included\*

Price without fees: 624 038 €

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



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## • Description ref n°7044 •

Charming property located near Monflanquin, offering a peaceful living environment in a preserved natural environment. This completely renovated stone house offers spacious and bright living spaces, ideal for accommodating the whole family. The vast wooded park of 5965m<sup>2</sup> offers an oasis of greenery with its swimming pool, its summer kitchen and its pétanque court, perfect for enjoying sunny days.

Inside, you will find a comfortable living room with fireplace, a fully equipped open kitchen, as well as a single-storey master suite with dressing room and private bathroom. Two additional bedrooms downstairs and two more upstairs provide flexible living space for the whole family. Modern amenities such as double glazing, reversible air conditioning and solar panels add to the comfort of this property.

With an attached double garage, a cellar and a workshop, this house meets all needs in terms of storage and functionality.

