



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7187

• House - Monbahus •



## DETAILS

**Land surface:** 5600 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 0

**Type of heating:** pompe à chaleur

**Drainage/sewage:** Septic tank

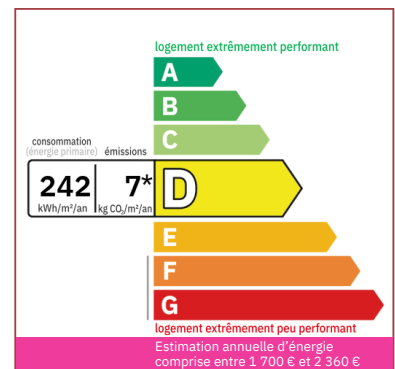
**Swimming pool:** Yes

**Ground floor living:** Yes

**Work needed:** Second work

**Fireplace:** Yes closed hearth

**Built:** Not specified



House currently being modernized located in a very quiet countryside environment a few minutes from Montastruc (47). 100m<sup>2</sup> of living space, swimming pool to renovate, superb garden with trees.

100 m<sup>2</sup> living

5 600 m<sup>2</sup>

- Eymet -

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Price fees included

191 500 €

Agency fees: 7 % VAT included\*

Price without fees: 179 000 €

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



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## • Description ref n°7187 •

Old country house partly renovated, single storey stone construction located 10 minutes from amenities, close to the village of Montastruc. Very peaceful setting.

The part remaining to be modernized includes: The living room (fireplace / insert) of 40m<sup>2</sup>, single-glazed wooden French doors opening onto a covered terrace to the south, a kitchen of 15.5m<sup>2</sup> with an access door onto a second terrace (old tiles, electricity to be redone, original single-glazed wooden joinery, etc...)

3 bedrooms of 10m<sup>2</sup>, 10m<sup>2</sup> and 17m<sup>2</sup>, a bathroom (bath, shower, sink), individual toilets and a hallway have been recently renovated

Garage in the basement with a terrace located on one side of the house, plus 1 workshop under the kitchen

Heating system installed in 2022: air/water heat pump combined with a solar water heater (house equipped with 3 solar panels)

Attic insulation redone in 2022

On the garden side, the plot of land of more than 5600m<sup>2</sup> offers a beautiful mature garden with ornamental and fruit trees, a well, a garden shed and a swimming pool to renovate.

Property with great assets to make it a charming house in the countryside

Waiting for diagnostics

