



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7253

• House - Cancon •



## DETAILS

**Land surface:** 6056 m<sup>2</sup>

**Number of bedrooms:** 8

**Number of levels:** 1

**Type of heating:** Gas

**Drainage/sewage:** Septic tank

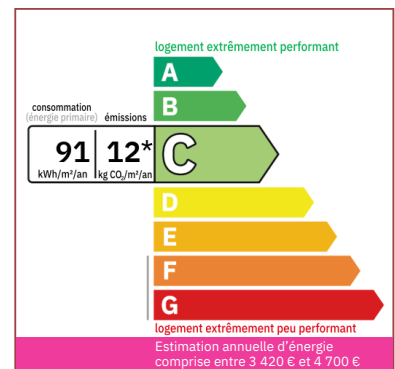
**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** No

**Built:** Not specified



Stone country property, less than 5 minutes from shops, with no close neighbours, restored in keeping with its authenticity, but with the touch of modernity needed to make it a comfortable and rare residence.

372 m<sup>2</sup> living

6 056 m<sup>2</sup>

- Villeréal -

17 place de la Halle

47210 Villeréal

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Price fees included

546 000 €

Agency fees: 5 % VAT included\*

Price without fees: 520 000 €

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



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## • Description ref n°7253 •

You will fall under the spell of this beautiful stone house of the Maison de Maître type with approximately 372 m<sup>2</sup> of living space, offering:

On the ground floor:

- A large entrance hall (47.9 m<sup>2</sup>) crossing from one side to the other, with cupboards, central vault in exposed stone and cathedral ceiling on the main entrance,
- A fitted kitchen / dining room (27.5 m<sup>2</sup>) extended by an airlock and a room with cupboards (7.6 and 12.4 m<sup>2</sup>),
- A living room (25.5 m<sup>2</sup>), travertine tiled floor, access to the terrace.
- A room serving as an office of approximately 26.3 m<sup>2</sup>, with access to the cellar via a hatch.
- A bedroom of approximately 11.3 m<sup>2</sup>, with a decorative fireplace, parquet flooring.
- A bedroom of approximately 10.2 m<sup>2</sup>, parquet flooring.
- An office or bedroom of approximately 28.2 m<sup>2</sup>, parquet flooring.
- A bathroom with a toilet, bathtub and sink, tiled floor.

A distribution hall with a wooden staircase leading upstairs:

- A large landing of 33.7 m<sup>2</sup>, lit by skylights (extraordinary brightness for an attic layout)
- A bedroom of approximately 27.4 m<sup>2</sup> with dressing room and a private shower room of approximately 4.5 m<sup>2</sup>,
- A bedroom of approximately 17.6 m<sup>2</sup>, parquet flooring.
- A bedroom of approximately 20.6 m<sup>2</sup>, parquet flooring.
- A shower room of approximately 14.4 m<sup>2</sup> with double sinks, shower + laundry area) These first 3 bedrooms have industrial glass-roof openings overlooking the landing and skylights to the outside.
- A master bedroom of approximately 20 m<sup>2</sup>, with a dressing room of approximately 6.6 m<sup>2</sup>, and a shower room (to be fitted out: the inlets and outlets are installed), toilets and linen room (9 m<sup>2</sup>)

In a semi-buried basement; accessible from the inside and by 2 exterior doors:

- A cellar/boiler room (gas boiler and water softener),
- A workshop.

Additional information:

- Mainly double-glazed wooden joinery (and partially double-glazed aluminum).

