



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7803

• House - Monbahus •



## DETAILS

**Land surface:** 1.3 ha

**Number of bedrooms:** 8

**Number of levels:** 1

**Type of heating:** Fuel et électrique

**Drainage/sewage:** micro station

**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** Yes closed hearth

**Built:** 1850

Logement économe

≤ 50 A

51 à 90 B

91 à 150 C

151 à 230 D

231 à 330 E

331 à 450 F

> 450 G

Logement énergivore

DPE en cours

Lot et Garonne, dominant location for this charming stone property with 310 m2 of living space, 8 bedrooms, 8 bathrooms, barn and swimming pool with pool house on more than one hectare... a favorite

310 m<sup>2</sup> living

13 000 m<sup>2</sup>

Pricaz Thibaut  
Agent commercial

Tel : 06 15 61 55 37

<https://valadie-immobilier.com>

[thibaut@valadie-immobilier.com](mailto:thibaut@valadie-immobilier.com)

Price fees included

470 000 €

Agency fees: 6 % VAT included\*

Price without fees: 443 400 €

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





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## • Description ref n°7803 •

Stone property consisting of three independent houses totaling approximately 310 m<sup>2</sup> (3,280 sq ft) and a barn on a plot of 13,155 m<sup>2</sup> (144,000 sq ft).

The main house comprises:

On the ground floor, a kitchen, a dining room, a living room with a wood-burning stove, and two suites with bathrooms and toilets.

Upstairs, two suites, each with a shower room, toilet, and dressing room.

Two terraces, one at the front of the house sheltered by a covered courtyard, and one on the pool side with a pergola.

The second single-story house comprises a main living/dining room with a wood-burning stove, a fitted kitchen, two suites with shower rooms and toilets, and a private paved terrace at the front of the house.

The third single-story house comprises a main room with a fitted kitchen opening onto a living/dining room and two suites with shower rooms and toilets. A terrace at the front of the house. The outbuildings consist of a brick barn of approximately 350 m<sup>2</sup> in good condition with two main openings on opposite sides, a boiler room, and a large cellar.

Outside, a pleasure garden with a well provides access to an 11m x 5m chlorine pool heated by solar panels, and a pool house with a 20m<sup>2</sup> wooden chalet and a terrace, all enclosed by a protective barrier.

The roofs are in good condition, according to the owners.

The sanitation system is individual, thanks to two functional and compliant micro-stations.

The wooden and PVC frames are double-glazed.

The heating system is oil-fired and electric, thanks to reversible air conditioning units and convectors.

