

## Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref: 7923

House - Montaigu-de-Quercy



## **DETAILS**

Land surface: 4941 m<sup>2</sup>

Number of bedrooms: 4

Number of levels: 1

**Type of heating:** Au sol par pompe à chaleur

**Drainage/sewage:** Septic tank

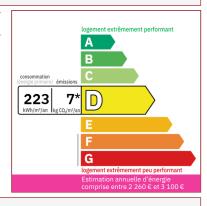
Swimming pool: Yes

**Ground floor living: No** 

Work needed: Finitions / Décoration

Fireplace: No

**Built:** Not specified



Situated at the end of a road without any nuisance or neighbors, this house with its outbuildings benefits from peace, space and serenity, surrounded by woods and greenery, alone in nature but close to all amenities.

142 m<sup>2</sup> living

4 941 m<sup>2</sup>

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https://valadie-immobilier.com frederique@valadie-immobilier.com Price fees included

383 000 €

Agency fees: 4,9 % VAT included\* Price without fees: 365 000 €

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

Non-binding document



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## • Description ref n°7923 •

Accessed via a small paved road, you'll discover a lovely 5,000m<sup>2</sup> plot with a well and a building built of white Quercy stone, complete with a barn, garage, and workshops or other uses, complete with an 11x5m swimming pool and a 90m<sup>2</sup> terrace.

The house is entered via a stone staircase leading to a 65.73m<sup>2</sup> living room with an open kitchen and very high ceilings, exposed stone walls, and an old stone sink.

On this level, you'll find a 9m<sup>2</sup> office/bedroom, a 16.73m<sup>2</sup> bedroom with built-in wardrobes, and a 13.65m<sup>2</sup> bathroom and shower room.

Upstairs, a hallway leads to two 11m<sup>2</sup> bedrooms, one of which has a sloping ceiling and a skylight, as well as a dressing room.

PVC double glazing

Wooden shutters

Insulated wooden doors

Underfloor heating with a heat pump (2024)

Roof insulated with glass wool and tri-iso (TRI-insulated)

Septic tank drainage (2024)

Electricity (compliant)

Outbuildings complement the property: a one-car garage and various storage areas, as well as a barn with storage space, as well as the pool house for the 11x5m swimming pool with a liner (2024).









