



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7977

• House - Montayral •

FAVORITE



DETAILS

Land surface: 41719 m²

Number of bedrooms: 5

Number of levels: 1

Type of heating: Electric

Drainage/sewage: Septic tank

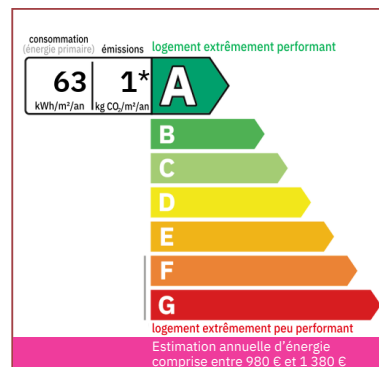
Swimming pool: No

Ground floor living: No

Work needed: No work

Fireplace: Yes closed hearth

Built: Not specified



Situated in the middle of its 4 hectares, without nuisance, this stone house has benefited from a modern renovation with quality materials and good insulation, making it very energy efficient.

230 m² living

41 719 m²

Frédérique Bidois

Agent commercial

Tel : 06 74 55 44 56

<https://valadie-immobilier.com>

frederique@valadie-immobilier.com

Price fees included

339 200 €

Agency fees: 6 % VAT included*

Price without fees: 320 000 €

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



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

• Description ref n°7977 •

A small path leads us to this spacious, bright, and timeless stone house, beautifully renovated in a modern style. It can accommodate a large family with its 5 bedrooms, 3 bathrooms, as well as its outbuildings and flat land featuring a well.

It is composed as follows:

After climbing a few steps, access to the house is via the 23.87m² terrace, which features a barbecue and offers views of the surrounding countryside.

The house is entered through the fully equipped 15.52m² kitchen, which has a 6.76m² pantry, and there is access to the garage with an electric door, suitable for one car and suitable for a workshop. Another entrance to the house is possible, through the living room.

Then we enter the 57.67m² living/dining room with an old, blocked-off fireplace, but a second fireplace has an insert, and the room is bathed in light and has a cinema screen. It boasts beautiful high ceilings, allowing access to the mezzanine.

A 5.69m² hallway with closets leads to a separate toilet, a 12.64m² bedroom, a 4.52m² bathroom, a 10.81m² bedroom, and a 19.80m² master suite with a shower room and dressing room.

Upstairs, a mezzanine landing welcomes us to a 39.83m² space and provides access to a 20.35m² bedroom, a 9.28m² shower room, and a 25.60m² bedroom. PVC double glazing

Electric shutters

Underfloor heating with a heat pump installed in 2019

Impeccable roof

Septic tank

Outside, a 130.72m² cellar is accessible and contains the heat pump and water heater, as well as storage areas.

There is also a 91m² stone barn (roof to be redone).

