



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7977

• House - Montayral •



## DETAILS

**Land surface:** 41719 m<sup>2</sup>

**Number of bedrooms:** 5

**Number of levels:** 1

**Type of heating:** Electric

**Drainage/sewage:** Septic tank

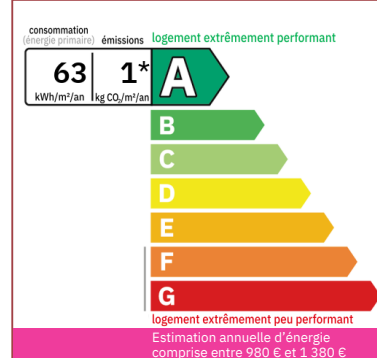
**Swimming pool:** No

**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 m<sup>2</sup> living

41 719 m<sup>2</sup>

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Price fees included

315 000 €

Agency fees: 5 % VAT included\*

Price without fees: 300 000 €

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



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## • 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 23.87m<sup>2</sup> terrace, which features a barbecue and offers views of the surrounding countryside.

The house is entered through the fully equipped 15.52m<sup>2</sup> kitchen, which has a 6.76m<sup>2</sup> 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 57.67m<sup>2</sup> 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 5.69m<sup>2</sup> hallway with closets leads to a separate toilet, a 12.64m<sup>2</sup> bedroom, a 4.52m<sup>2</sup> bathroom, a 10.81m<sup>2</sup> bedroom, and a 19.80m<sup>2</sup> master suite with a shower room and dressing room.

Upstairs, a mezzanine landing welcomes us to a 39.83m<sup>2</sup> space and provides access to a 20.35m<sup>2</sup> bedroom, a 9.28m<sup>2</sup> shower room, and a 25.60m<sup>2</sup> bedroom. PVC double glazing

Electric shutters

Underfloor heating with a heat pump installed in 2019

Impeccable roof

Septic tank

Outside, a 130.72m<sup>2</sup> cellar is accessible and contains the heat pump and water heater, as well as storage areas.

There is also a 91m<sup>2</sup> stone barn (roof to be redone).

