



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8105

• House - Montayral •



## DETAILS

**Land surface:** 9744 m<sup>2</sup>

**Number of bedrooms:** 4

**Number of levels:** 1

**Type of heating:** Fuel oil

**Drainage/sewage:** Micro-station

**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** Yes open hearth

**Built:** Not specified

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

Architect's house with swimming pool and outbuildings, 11x5m swimming pool, 2m deep in the middle of a flowery and wooded garden in a quiet wooded countryside location.

208 m<sup>2</sup> living

9 744 m<sup>2</sup>

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Price fees included

450 000 €

Agency fees: 4,7 % VAT included\*

Price without fees: 430 000 €

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





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## • Description ref n°8105 •

A gate welcomes us into a courtyard where several vehicles can be comfortably parked, and a garage awaits ours.

There is very little overlooking and no noise pollution. Only space and tranquility.

We enter the house through a 15m<sup>2</sup> entrance hall, which leads to a 13m<sup>2</sup> office with bay windows opening onto the garden. Next to it is a toilet with a washbasin. Next, we arrive in a 51m<sup>2</sup> living/dining room with an open fireplace, where we can access the terrace, garden, and swimming pool. From here, we find a ceiling height of 4m.

Then a 26m<sup>2</sup> kitchen with its dining area opens onto the terrace with barbecue, and a laundry room right next to it provides additional storage. It also contains the 2007 Vissmann boiler and a sink.

A hallway leads to the bedrooms (12m<sup>2</sup>) and a 7m<sup>2</sup> shower room, followed by a suite: a bedroom/bathroom with double sinks/dressing room (14m<sup>2</sup>).

At the end of the hallway, the last door leads to the garage with an electric roller door for one car and space for a workshop.

Upstairs, a mezzanine welcomes us into the living room with beautiful wood flooring covering 33m<sup>2</sup>.

Then we arrive at a 24m<sup>2</sup> master suite: bedroom/shower room/dressing room.

PVC and aluminum double glazing

Micro-station not compliant

Electric wooden shutters throughout

Electric blinds on the terrace

Water softener

The garden is flat, full of flowers, and part of it is wooded. Terraces allow us to enjoy this environment, and electric blinds are provided for shade.

Outside, there is a well located just in front of the house for watering the garden. An 11x5 swimming pool with a 2m depth: liner and pump from 2020, with a cover bar.

A pool house with a filtration system and a 15m<sup>2</sup> room used for storage.

A garage for a lawn tractor.

