



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8232

• House - Biron •



## DETAILS

**Land surface:** 14 ha

**Number of bedrooms:** 5

**Number of levels:** 1

**Type of heating:** Gas

**Drainage/sewage:** Septic tank

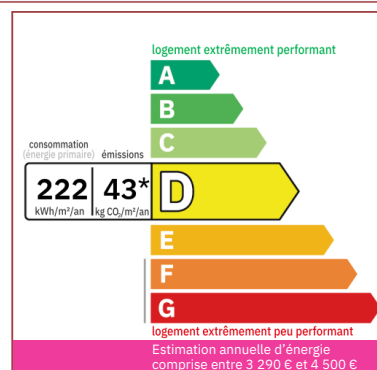
**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** Yes closed hearth

**Built:** 1800



Biron area, in the countryside with an incredible view and only a few minutes from the shops, charming stone property of approximately 300 m2 with main house, two gîtes, outbuildings and swimming pool on a plot of more than 14

300 m<sup>2</sup> living

140 000 m<sup>2</sup>

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Price fees included

535 000 €

Agency fees: 4,9 % VAT included\*

Price without fees: 510 000 €

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





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## • Description ref n°8232 •

Renovated stone property of approximately 300 m2 of living space with a main house, a secondary house consisting of two gîtes and outbuildings on a plot of 142,425 m2. The main house of approximately 140 m2 consists of; On the ground floor a kitchen/dining room with wood-burning stove, a living room, a bathroom with bathtub, shower, towel dryer and a toilet as well as a veranda. Upstairs, two attic bedrooms. The first gîte of approximately 60 m2 on one level consists of; a main room with kitchen open to living/dining room, a bedroom and a shower room with towel dryer and a toilet. The second gîte of approximately 100 m2 consists of; On the ground floor a main room with kitchen open to living/dining room and wood-burning stove, a bedroom, a shower room with towel dryer and a toilet. Upstairs, a large bedroom. The outbuildings consist of a dovecote and a shed. Outside, several terraces lead to a central courtyard and then to a landscaped garden where there is a salt-water swimming pool. The grounds then consist of meadows and woods. The heating system is a gas boiler. The sanitation system is two septic tanks. The frames are made of wood and double-glazed aluminum.

