



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8296

• House - Montaignu-de-Quercy •



## DETAILS

**Land surface:** 8 ha

**Number of bedrooms:** 4

**Number of levels:** 1

**Type of heating:** Wood + Electric

**Drainage/sewage:** Septic tank

**Swimming pool:** No

**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

Quercy stone property of 143 m<sup>2</sup> on 8.2 hectares. Living room of 50 m<sup>2</sup>, kitchen, 3 bedrooms, bathroom on the ground floor, large bedroom and attics upstairs. 86 m<sup>2</sup> terrace, wood and electric heating, septic tank. Outbuildings,

143 m<sup>2</sup> living

80 000 m<sup>2</sup>

- Villeréal -

17 place de la Halle

47210 Villeréal

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Price fees included

424 000 €

Agency fees: 6 % VAT included\*

Price without fees: 400 000 €

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





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## • Description ref n°8296 •

Quercy stone property of 143 m<sup>2</sup> located on 8.2 hectares of land. The ground floor includes a large living room of 50 m<sup>2</sup>, an equipped kitchen, three comfortable bedrooms and a bathroom. Upstairs you will find a large bedroom as well as attics providing additional storage space. Enjoy the 86 m<sup>2</sup> terrace, perfect for moments of relaxation outdoors. The house is equipped with wood and electric central heating, with single glazed windows in the dining room and PVC double glazing for the rest. Sanitation is provided by a septic tank. The property also has numerous outbuildings, including a spacious old tobacco barn of almost 300 m<sup>2</sup>, a garage, and a summer kitchen ideal for outdoor dining. The 8.2 hectare land offers many possibilities for nature lovers.

