



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8324

• House - Montagnac-sur-Lède •



DETAILS

Land surface: 21392 m²

Number of bedrooms: 5

Number of levels: 1

Type of heating: Fuel+Bois

Drainage/sewage: Everything in the sewer

Swimming pool: Yes

Ground floor living: No

Work needed: Second work

Fireplace: Yes closed 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

375m² mansion with 5 bedrooms combining charm and authenticity. Garage and stone barn complete the property. Park of more than 2 hours with swimming pool and tennis court. A rare living environment. Ideal family

375 m² living

21 392 m²

- Villeréal -

17 place de la Halle

47210 Villeréal

Tel : 05 53 36 08 27

villereal@valadie-immobilier.com

Price fees included

493 000 €

Agency fees: 4,9 % VAT included*

Price without fees: 470 000 €

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



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

• Description ref n°8324 •

A mansion-style dwelling with a modern extension, comprising

- An entrance hall of approximately 21.2 m² (228 sq ft) with tiled flooring and a beautiful wooden staircase leading to the upper floor.

From this entrance hall, on the right:

- An L-shaped living/dining room of approximately 77 m² (800 sq ft) with 6 French doors, tiled flooring, a fireplace with an insert, and wallpapered walls.

- A storage area of approximately 3 m² (3 sq ft) with linoleum flooring.

- A kitchen/dining room of approximately 42 m² (460 sq ft) with a door leading outside. The kitchen is fitted with a sink and cupboards.

- A hallway of approximately 10.7 m² (110 sq ft) with tiled flooring and cupboards.

- A hallway of approximately 3 m² (3 sq ft) with a sink and a separate toilet.

- A shower room currently being restored, measuring approximately 9.3 m², with a French window, laminate flooring, and tiled flooring.

- An office measuring approximately 12.6 m², with carpeted flooring, a French window, and wallpapered walls.

Upstairs:

- A landing measuring approximately 21 m², with a stairwell, solid parquet flooring, and a French window leading to a balcony.

Continuing the tour on the right:

- A bedroom measuring approximately 19.5 m², with carpeted flooring, a decorative fireplace, a window, and a closet.

- An ensuite bedroom, also accessible via a hallway, measuring approximately 15.5 m², with carpeted flooring, and two windows.

- A hallway measuring approximately 2.6 m², with tiled flooring.

- A bathroom measuring approximately 14.5 m², with tiled flooring, tiled walls, and wallpaper slightly peeling in some places. A sink, a bathtub, a toilet, a bidet, and two double-glazed windows.

- A separate toilet

- A bedroom of approximately 14.9 m² (160 sq ft), carpeted floor, a closet, two windows, a sink, and wallpapered walls.

- A linen room of approximately 5.4 m² (52 sq ft), parquet flooring

- A through hallway of approximately 12.8 m² (130 sq ft),

