



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8324

• House - Montagnac-sur-Lède •



## DETAILS

**Land surface:** 21392 m<sup>2</sup>

**Number of bedrooms:** 5

**Number of levels:** 1

**Type of heating:** Fuel+Bois

**Drainage/sewage:** Everything in the sewer

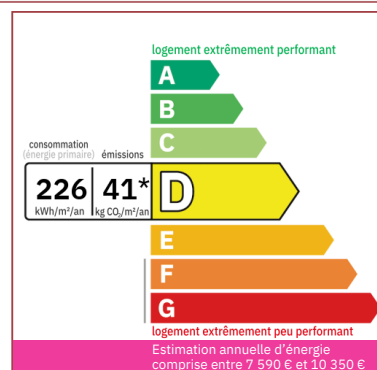
**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** Second work

**Fireplace:** Yes closed hearth

**Built:** Not specified



375m<sup>2</sup> 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 m<sup>2</sup> living

21 392 m<sup>2</sup>

- Villeréal -

17 place de la Halle

47210 Villeréal

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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





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## • Description ref n°8324 •

A mansion-style dwelling with a modern extension, comprising

- An entrance hall of approximately 21.2 m<sup>2</sup> (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 m<sup>2</sup> (800 sq ft) with 6 French doors, tiled flooring, a fireplace with an insert, and wallpapered walls.

- A storage area of approximately 3 m<sup>2</sup> (3 sq ft) with linoleum flooring.

- A kitchen/dining room of approximately 42 m<sup>2</sup> (460 sq ft) with a door leading outside. The kitchen is fitted with a sink and cupboards.

- A hallway of approximately 10.7 m<sup>2</sup> (110 sq ft) with tiled flooring and cupboards.

- A hallway of approximately 3 m<sup>2</sup> (3 sq ft) with a sink and a separate toilet.

- A shower room currently being restored, measuring approximately 9.3 m<sup>2</sup>, with a French window, laminate flooring, and tiled flooring.

- An office measuring approximately 12.6 m<sup>2</sup>, with carpeted flooring, a French window, and wallpapered walls.

Upstairs:

- A landing measuring approximately 21 m<sup>2</sup>, 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 m<sup>2</sup>, with carpeted flooring, a decorative fireplace, a window, and a closet.

- An ensuite bedroom, also accessible via a hallway, measuring approximately 15.5 m<sup>2</sup>, with carpeted flooring, and two windows.

- A hallway measuring approximately 2.6 m<sup>2</sup>, with tiled flooring.

- A bathroom measuring approximately 14.5 m<sup>2</sup>, 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 m<sup>2</sup> (160 sq ft), carpeted floor, a closet, two windows, a sink, and wallpapered walls.

- A linen room of approximately 5.4 m<sup>2</sup> (52 sq ft), parquet flooring

- A through hallway of approximately 12.8 m<sup>2</sup> (130 sq ft),

