



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8518

• House - Monclar •



DETAILS

Land surface: 5497 m²

Number of bedrooms: 4

Number of levels: 1

Type of heating: Fuel oil

Drainage/sewage: Septic tank

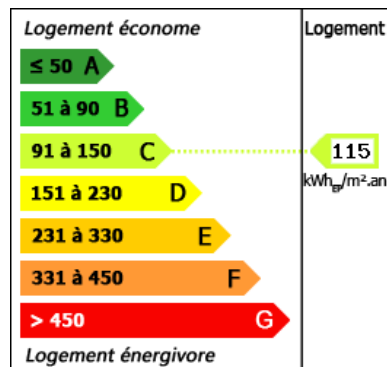
Swimming pool: No

Ground floor living: Yes

Work needed: No work

Fireplace: Yes closed hearth

Built: Not specified



A former farmhouse, completely renovated 40 years ago, has become a charming 160m² tuff stone house with a lovely garden all around, garage and carport. Unobstructed view.

162 m² living

5 497 m²

- Villeréal -

17 place de la Halle

47210 Villeréal

Tel : 05 53 36 08 27

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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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A house with approximately 162 m² of living space, on two levels, comprising:

On the ground floor:

- A kitchen of approximately 17.3 m² with base cabinets, equipped with an oven, dishwasher, gas hob, and sink. Tiled floor.
- A living room of approximately 43.8 m², a French door, a conservatory of approximately 12.3 m², a wooden staircase to the upper floor, a fireplace with a wood-burning stove, and a cathedral ceiling 5.3 m high.
- A hallway of approximately 4.5 m², tiled floor.
- A pantry of approximately 4.2 m², tiled floor.
- A separate WC of approximately 1.5 m², a washbasin, and a ventilation system.
- A bedroom of approximately 11.5 m², tiled floor, and built-in wardrobes.
- A shower room of approximately 1.8 m², with a sink and shower.

Upstairs:

- A landing of approximately 15.8 m², with linoleum flooring.
- A bedroom of approximately 10.17 m², with built-in wardrobes and laminate flooring.
- A separate toilet of approximately 1.3 m².
- A bathroom of approximately 6.7 m², with a double vanity unit, bathtub, bidet, towel warmer, skylight, and linoleum flooring.
- A bedroom of approximately 15.5 m², with a built-in wardrobe and laminate flooring.
- A bedroom of approximately 15.4 m² with laminate flooring and built-in wardrobes.

Additional information:

- Underfloor central heating via an oil-fired boiler.

