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

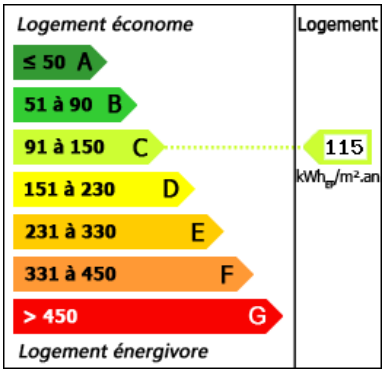
Swimming pool: No

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

Non-binding document

- Villeréal -
17 place de la Halle
47210 Villeréal
Tel : 05 53 36 08 27
villereal@valadie-immobilier.com

Price fees included

369 900 €

Agency fees: 5,7 % VAT included*
Price without fees: 350 000 €

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

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• Description ref n°8518 •

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.