Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8808 • House - Cancon •



DETAILS

Land surface: 10344 m²

Number of bedrooms: 5

Number of levels: 1

Type of heating: PAC

Drainage/sewage: Septic tank

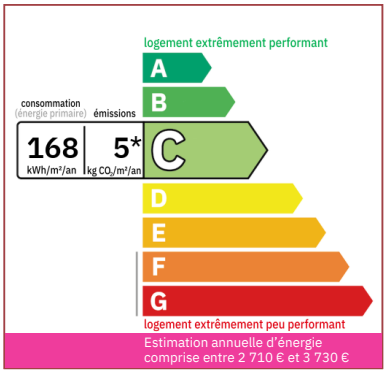
Swimming pool: Yes

Ground floor living: Yes

Work needed: No work

Fireplace: Yes closed hearth

Built: 1900



A beautiful stone property comprising a main house with 5 bedrooms and 5 bathrooms, a studio apartment, a stone barn with a workshop, and a swimming pool, all set on approximately one hectare of land.

363 m² living

10 344 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

590 000 €

Agency fees: 5,4 % VAT included*
Price without fees: 560 000 €

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

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• Description ref n°8808 •

A stone house with approximately 363 m² of living space, comprising:
On the ground floor:

- An entrance hall of approximately 6 m², tiled floor.

- A living room of approximately 45.2 m², parquet flooring, two French doors (one opening onto the covered terrace), a fireplace with a wood-burning stove. Ceiling height of 4.8 m.

- A kitchen of approximately 28.7 m², tiled floor, a fireplace with a wood-burning stove. The kitchen is fitted with cupboards and equipped with an oven, extractor hood, induction hob, and tiled walls.

- A pantry/laundry room of approximately 12 m², tiled floor, upper and lower cupboards, and tiled walls. A French door opens onto the rear garden.

- A spacious entrance hall/corridor of approximately 19.7 m², tiled floor.

- A bedroom of approximately 21.8 m², with parquet flooring, and an en-suite bathroom of approximately 3.34 m², with tiled floor and walls, a bathtub, a sink, a toilet, a towel warmer, and a ventilation system.

- A bedroom of approximately 24.7 m², with parquet flooring, and an en-suite shower room of approximately 4.2 m², with tiled floor and walls, a shower, a sink, a toilet, a towel warmer, a ventilation system, and a bidet.

- A bedroom of approximately 21.2 m², with laminate flooring, and an en-suite shower room of approximately 3.3 m², with tiled floor and walls, a shower, a sink, a toilet, a towel warmer, and a ventilation system.

- A separate toilet in the hallway under the stairs, approximately 2 m², with a hand basin, tiled floor, and tiled walls.

From the hallway, there is access to a studio apartment of approximately 47.4 sq m, with tiled flooring, ample closet space, French doors opening onto a terrace and garden, and another door opening onto the courtyard.

Adjoining this space are two rooms of approximately







