



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8810

• House - Cancon •



## DETAILS

**Land surface:** 1.15 ha

**Number of bedrooms:** 5

**Number of levels:** 0

**Type of heating:** Fuel oil

**Drainage/sewage:** Septic tank

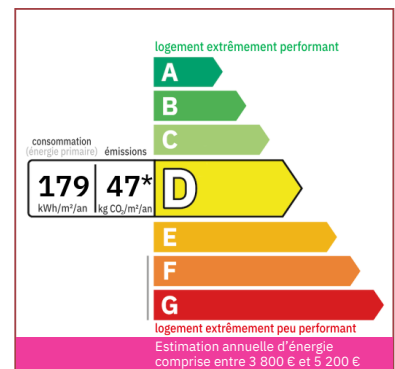
**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** Finitions / Décoration

**Fireplace:** Yes closed hearth

**Built:** 1800



In the Cancon area, at the end of a long private road in a hilly countryside with no neighbors, charming property with a single-storey house of 170 m<sup>2</sup> with 5 bedrooms, outbuildings including a large barn on a plot of more than 1 hectare

170 m<sup>2</sup> living

11 500 m<sup>2</sup>

Pricaz Thibaut  
Agent commercial

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Price fees included

300 000 €

Agency fees: 5,3 % VAT included\*  
Price without fees: 285 000 €

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



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## • Description ref n°8810 •

Stone property with house and outbuildings on 11,885 m<sup>2</sup> of land.

The single-story house, approximately 170 m<sup>2</sup>, comprises:

A main living/dining room with a wood-burning stove, a fitted kitchen, a pantry, five bedrooms, a veranda, two bathrooms (one with a toilet), and a separate toilet.

The outbuildings include:

A detached main barn with a workshop, a secondary barn adjoining the house with a boiler room for the oil-fired boiler, a lean-to, and a detached garage.

Outside, a central courtyard opens onto a wooded park with a well and a natural pond.

Private septic system.

The windows are double-glazed wood.

