Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8820 • House - Monbahus •



DETAILS

Land surface: 1.3 ha

Number of bedrooms: 8

Number of levels: 1

Type of heating: Fuel et electrique

Drainage/sewage: micro station

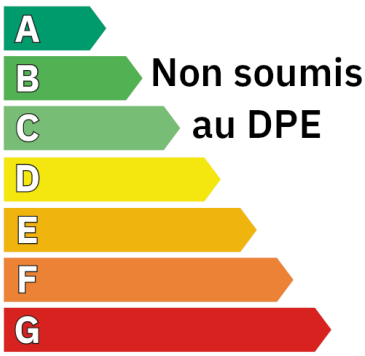
Swimming pool: Yes

Ground floor living: No

Work needed: Finitions / Décoration

Fireplace: Yes closed hearth

Built: 1850



Lot-et-Garonne, commanding position for this charming stone property with 310 m² of living space, 8 bedrooms, 8 bathrooms, barn and swimming pool with pool house on over one hectare... a real gem!

310 m² living

13 000 m²

Non-binding document

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Price fees included

470 000 €

Agency fees: 6 % VAT included*
Price without fees: 443 400 €

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

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• Description ref n°8820 •

Stone property comprising three independent houses totaling approximately 310 m² and a barn on a 13,155 m² plot.

The main house comprises:

On the ground floor, a kitchen, a dining room, a living room with a wood-burning stove, and two suites with bathrooms and toilets.

Upstairs, two suites, each with a shower room with toilet and a dressing room.

Two terraces: one at the front of the house sheltered by a covered area, and one by the pool with a pergola.

The second single-story house comprises a main living/dining room with a wood-burning stove, a fitted kitchen, two suites with shower rooms and toilets, and a private paved terrace at the front of the house.

The third single-story house comprises a main room with a fitted kitchen opening onto a living/dining room and two suites with shower rooms and toilets. A terrace is located at the front of the house.

The outbuildings consist of a brick barn of approximately 350 m² in good condition with two opposing main entrances, a boiler room, and a large cellar.

Outside, a landscaped garden with a well provides access to an 11m x 5m chlorine swimming pool heated by solar panels, and its pool house with a 20 m² wooden chalet and a terrace, all enclosed by a safety barrier.
The roofs are in good condition, according to the owners.
The wastewater treatment system is individual, consisting of two functional and compliant micro-treatment plants.
The windows and doors are double-glazed, made of wood and PVC.
The heating system is oil-fired and electric, using reversible air conditioning units and convectors.







