

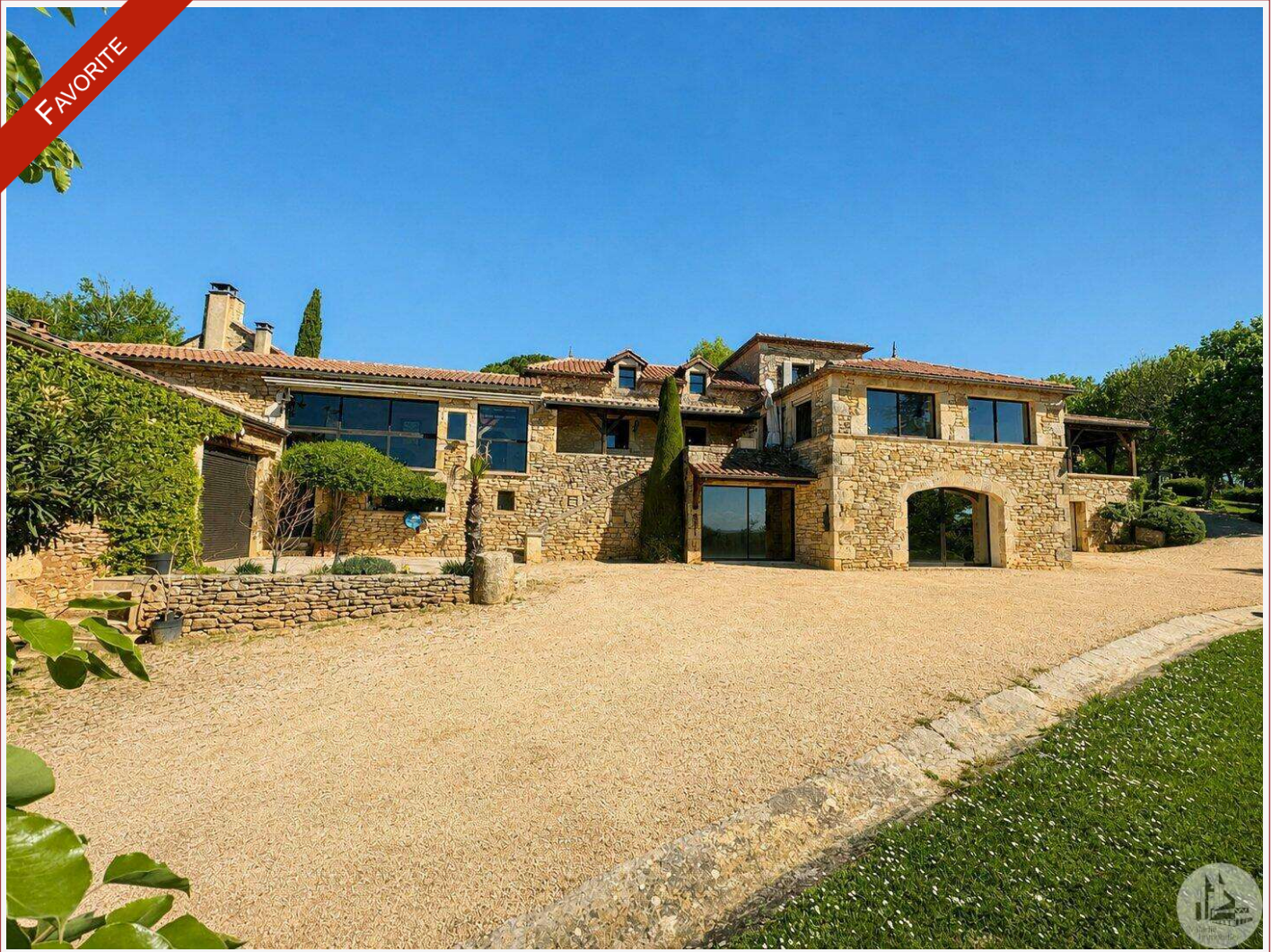


Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8845

• House - Gavaudun •



DETAILS

Land surface: 34641 m²

Number of bedrooms: 7

Number of levels: 1

Type of heating: Fuel et Climatisations reversibles

Drainage/sewage: Septic tank

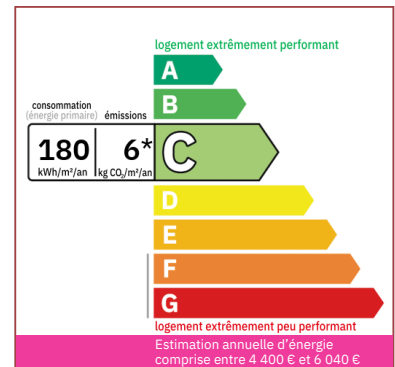
Swimming pool: Yes

Ground floor living: No

Work needed: No work

Fireplace: Yes open hearth

Built: Not specified



Lot et Garonne, charming real estate complex completely renovated of more than 520 M2 consisting of 2 houses of approximately 400 and 120 M2, 3 garages, gym, SPA, truffle grounds and incredible view.

520 m² living

34 641 m²

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Price fees included

895 000 €

Agency fees: 5,3 % VAT included*
Price without fees: 850 000 €

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



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• Description ref n°8845 •

Stone property complex of approximately 520 sq m comprising two dwellings on a plot of 34,641 sq m.

The main house, approximately 400 sq m, comprises:

On the ground floor: an entrance hall, a dining room with a fireplace, a living room, a fully equipped kitchen with a central island and Falcon range cooker, a suite with a walk-in shower, toilet, and dressing room, a separate area with a bathroom and separate toilet, and a spa with a jacuzzi and private shower.

Upstairs: two bedrooms and a toilet with a washbasin.

In the basement, accessible from the garden: three garages with automatic doors, a gym, a storage room with a boiler room for a heat pump and oil-fired boiler, a laundry room, and a cellar.

Adjoining this is a separate apartment consisting of a main room with an open-plan kitchen/living/dining area and a bedroom with a toilet and washbasin.

The windows and doors are aluminum. Heating is provided by an oil-fired boiler, a heat pump, and reversible air conditioning.

The secondary residence, approximately 120 m², comprises:

On the ground floor, a main room used as a living room with a wood-burning stove, a dining room, and a fully equipped kitchen.

Upstairs, there are two bedrooms and a shower room with a toilet.

The windows and doors are PVC.

Outside, several terraces on the ground and first floors overlook a central courtyard and then a semi-enclosed, wooded park with a swimming pool and paved deck, featuring a pool house with a summer kitchen.

Orchards and truffle grounds complete this exceptional property.

