Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8856 • House - Laroque-Timbaut •



DETAILS

Land surface: 6809 m²

Number of bedrooms: 4

Number of levels: 1

Type of heating: Fuel+électrique

Drainage/sewage: Septic tank

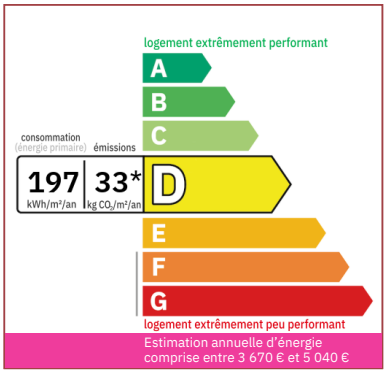
Swimming pool: No

Ground floor living: No

Work needed: Finitions / Décoration

Fireplace: Yes closed hearth

Built: Not specified



Located in a peaceful and green setting, this 324m² house will provide a home for a family, or can accommodate you during your holidays, from where you will overlook the valley.

324 m² living

6 809 m²

Non-binding document

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Price

364 000 €

The agency fees are entirely at the cost of the seller

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• Description ref n°8856 •

In the commune of Laroque-Timbaut, I am pleased to offer this charming 18th-century stone family home. It comprises an entrance hall leading to a kitchen, a living/dining room with a fireplace (closed by an insert), two bedrooms, and a bathroom on the ground floor.

Upstairs, a large room, ideal as a TV room, playroom, or workshop, opens onto a landing which leads to two further bedrooms and a shower room.

The property offers approximately 324 m² of living space, extending outdoors to a 40 m² covered terrace and a second, south-facing suspended terrace with panoramic views of the countryside and the Pyrenees.

The house also features a basement with an oil-fired boiler, a wine cellar, and additional storage space.

Outside, a detached 70 m² garage with a mezzanine has been built over a basement.

Double-glazed windows in wood and aluminum
Oil-fired central heating
Septic tank
Don't miss out!

18 minutes from Agen TGV station, 5 minutes by car from its charming, vibrant village with all amenities









