Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8972 • House - Montayral •

FAVORITE



DETAILS

Land surface: 41719 m²

Number of bedrooms: 5

Number of levels: 1

Type of heating: Electric

Drainage/sewage: Septic tank

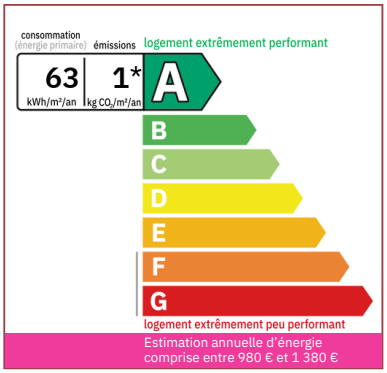
Swimming pool: No

Ground floor living: No

Work needed: No work

Fireplace: Yes closed hearth

Built: Not specified



Located in the middle of its 4 hectares, without nuisances, this stone house has benefited from a modern renovation with quality materials and good insulation, making it very energy efficient.

230 m² living

41 719 m²

Non-binding document

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Price fees included

292 000 €

Agency fees: 4,3 % VAT included*
Price without fees: 280 000 €

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

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• Description ref n°8972 •

A small path leads to this spacious, bright, and timeless stone house, beautifully renovated with modern touches. It can comfortably accommodate a large family with its 5 bedrooms, 3 bathrooms or shower rooms, outbuildings, and level grounds featuring a well.



The house is laid out as follows:
After climbing a few steps, access to the house is via the 23.87m² terrace, which includes a barbecue and offers stunning views of the surrounding countryside.

The house can be entered through the fully equipped 15.52m² kitchen, which includes a 6.76m² pantry. There is also access to the garage with an electric door, large enough for one car and with the possibility of creating a workshop. Alternatively, the house can be accessed from the living room.



Then you enter the 57.67m² living/dining room with a sealed-off fireplace, but a second fireplace with an insert. The room is bathed in natural light and features a home cinema screen. The high ceilings allow you to see the mezzanine.

A 5.69m² hallway with built-in closets leads to a separate toilet, a 12.64m² bedroom, a 4.52m² bathroom, a 10.81m² bedroom, and a 19.80m² master suite with a shower room and dressing room.



Upstairs, a 39.83m² landing on a mezzanine provides access to a 20.35m² bedroom, a 9.28m² shower room, and a 25.60m² bedroom. PVC double glazing
Electric roller shutters
Underfloor heating via a 2019 heat pump
Roof in excellent condition
Septic tank



Outside, a 130.72 m² cellar is accessible and houses the heat pump, water heater, and storage areas.

There is also a 91 m² stone barn (roof needs replacing).