Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8985 • House - Cancon •



DETAILS

Land surface: 2.5 ha

Number of bedrooms: 8

Number of levels: 1

Type of heating: CHAUFFAGE AU SOL

Drainage/sewage: Septic tank

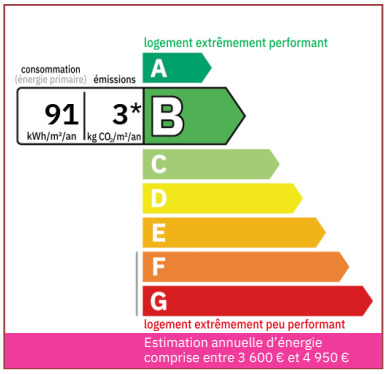
Swimming pool: Yes

Ground floor living: No

Work needed: No work

Fireplace: Yes closed hearth

Built: Not specified



Stone property in the countryside comprising a main house, two charming gîtes sold furnished and equipped, two swimming pools, outbuildings and a separate workshop. Magnificent views! Must see!

520 m² living

25 000 m²

Non-binding document

- Castillonnès -
12 Place Jasmin
47330 Castillonnès
Tel : 05 53 40 22 69
castillonnes@valadie-immobilier.com

Price fees included

840 000 €

Agency fees: 5 % VAT included*
Price without fees: 800 000 €

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

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• Description ref n°8985 •

Stunning stone property with main house, two gîtes, swimming pools, and outbuildings

Nestled in a peaceful setting, discover this charming stone property offering significant residential and tourism potential.

The property comprises a main house, two independent gîtes sold fully furnished and equipped, as well as numerous outbuildings and landscaped outdoor spaces.

The main house boasts generous living spaces and includes an entrance hall with built-in wardrobes (8 sq m), a fitted kitchen (29.8 sq m) with a utility room (sink, gas hob, extractor hood) (12.4 sq m), a pantry/laundry room with a door leading to the carport (7 sq m), and a spacious living/dining room (45 sq m) featuring a wood-burning stove. A veranda converted into a pool house (50 sq m) further enhances the living areas. Opening onto the veranda are the pool equipment room and a shower room with a sink, toilet, water heater, and towel warmer (7 sq m).

The sleeping area comprises three bedrooms, including a master suite upstairs (33 sq m) with an en-suite shower room (8.7 sq m), a dressing room (7 m long built-in wardrobes), and a toilet. A second bedroom, accessible from the master suite or with its own separate entrance via a spiral staircase leading into the veranda, also features built-in wardrobes (23.2 sq m), an electric blind, and the possibility of adding a private bathroom in the adjoining attic space. From the entrance hall, steps lead to an office (16.5 sq m) with French doors opening onto the garden, a guest WC with washbasin, and upstairs to a large bedroom (38.6 sq m) with a sitting area and an en-suite shower room with dressing room and WC. This bedroom has wooden flooring, so there is no underfloor heating, but it is equipped with reversible air conditioning and electric radiators.

Note that a door from the office provides access to the adjoining gîte.

Outside, you will enjoy a swimming pool (saltwater, 6 x 12 m with a flat bottom at a depth of 1.5 m) with a surrounding terrace, a carport, a wooden shed (11.7 sq m), a woodshed (or horse stall), and a stone-built well.







