# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 9246 • House - Cancon •



## DETAILS

**Land surface:** 4588 m²

**Number of bedrooms:** 3

**Number of levels:** 1

**Type of heating:** Pac alimentant radiateurs + clim dans chambres

**Drainage/sewage:** Septic tank

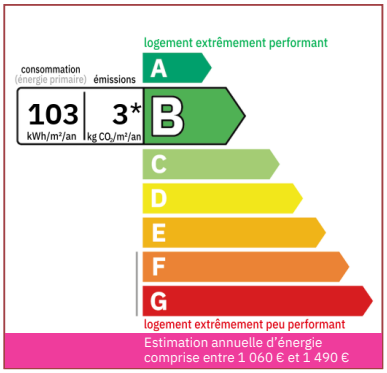
**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** Yes open hearth

**Built:** Not specified




Stone property enjoying magnificent views of the surrounding rolling countryside. Main house, gîte, and workshop. Landscaped grounds with mature trees and flowers, and a swimming pool. 10 minutes from shops. Quiet

**111 m² living**

**4 588 m²**

Non-binding document


- Villeréal -
17 place de la Halle
47210 Villeréal
Tel : 05 53 36 08 27
villereal@valadie-immobilier.com


Price fees included

**275 000 €**

Agency fees: 5,8 % VAT included*
Price without fees: 260 000 €

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

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## • Description ref n°9246 •

Stone country property comprising:
- a main house of approximately 111 m² consisting of a fitted kitchen (14.9 m²) with oven, hob, wall and base units, a dining room (15.1 m²), a living room (26.6 m²) with fireplace and wood-burning stove, a master bedroom (15.5 m²) with en-suite shower room (4.9 m²) (washbasin, walk-in shower, wall-hung toilet, heated towel rail), a vestibule, a bedroom (14.8 m²), a shower room (4.9 m²) with washbasin, shower, toilet, and built-in wardrobe. Two covered terraces (one south-facing and one north-facing).
Upstairs: a bedroom with sloping ceilings and a built-in wardrobe (8.8 m²).
Double-glazed windows (wood/PVC). Heating via a heat pump supplying a radiator system and air conditioning in the bedrooms.

- A cottage of approximately 53 m² comprising an entrance hall (3.2 m²), a kitchen opening onto a living/dining room (25 m²), two bedrooms (9.8 and 9.3 m²), a shower room (5.3 m²) with a sink, shower, and toilet. Covered terrace.

No heating. Double-glazed wooden windows.

- Workshop/laundry room (48.2 m²)

Landscaping with trees and flowers, including an 8 x 4 m chlorine swimming pool with Roman steps.









