Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 9288 • House - Montagnac-sur-Lède •



DETAILS

Land surface: 21392 m²

Number of bedrooms: 5

Number of levels: 1

Type of heating: Fuel+Bois

Drainage/sewage: Everything in the sewer

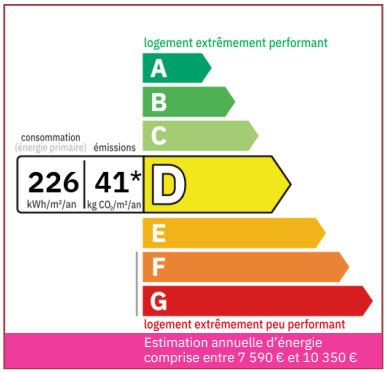
Swimming pool: Yes

Ground floor living: No

Work needed: Second work

Fireplace: Yes closed hearth

Built: Not specified



Charming and authentic 375m² manor house with 5 bedrooms. A stone garage and barn complete the property. Over 2 hectares of grounds with a swimming pool and tennis court. A rare living environment. Ideal family home.

375 m² living

21 392 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

455 000 €

Agency fees: 5,1 % VAT included*
Price without fees: 433 000 €

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

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• Description ref n°9288 •

A period-style house with a modern extension, comprising:
- An entrance hall of approximately 21.2 sq m, tiled floor, and a beautiful wooden staircase leading to the upper floor.

From the entrance hall, to the right:

- A living/dining room of approximately 77 sq m, with eight French doors, tiled floor, a fireplace with an insert, and wallpaper.

- A storage vestibule of approximately 3 sq m, with linoleum flooring.

- A kitchen/dining room of approximately 42 sq m with a door leading outside. The kitchen is fitted with a sink and cupboards.

- A hallway of approximately 10.7 sq m, with tiled flooring and cupboards.

- A small room of approximately 3 sq m with a sink and a separate WC. - A bathroom of approximately 9.3 m², with a door leading outside and laminate flooring.

- A bedroom of approximately 11 m².

- An office of approximately 12.6 m², with carpet, a French door, and wallpaper.

Upstairs:

- A landing of approximately 21 m², with a staircase, solid wood flooring, and a French door leading to a balcony.

Continuing the tour to the right:

- A bedroom of approximately 19.5 m², with carpet over wood flooring, a decorative fireplace, a window, and a closet.

- A second bedroom, also accessible from a hallway, of approximately 15.5 m², with carpet over wood flooring and two windows. - A hallway of approximately 2.6 m², tiled floor
- A bathroom of approximately 14.5 m², with a sink,







