



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 9324

• House - Miramont-de-Guyenne •



DETAILS

Land surface: 2.42 ha

Number of bedrooms: 3

Number of levels: 1

Type of heating: Fuel oil

Drainage/sewage: Septic tank

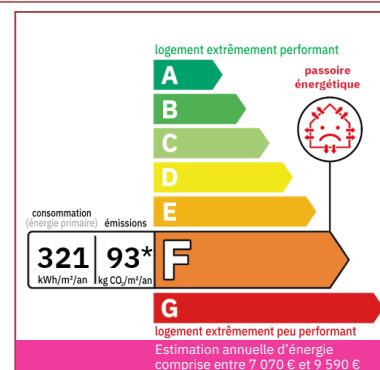
Swimming pool: No

Ground floor living: No

Work needed: Finitions / Décoration

Fireplace: Yes open hearth

Built: 1800



Near Miramont de Guyenne, a large stone building with two apartments requiring renovation, totaling approximately 170 m² of living space, and numerous outbuildings on a plot of over 2.4 hectares with meadows. Great

170 m² living

24 200 m²

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Price fees included

296 800 €

Agency fees: 6 % 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°9324 •

Stone property with a separate studio and outbuildings on approximately 24,195 m² of land.

The house, with approximately 170 m² of living space, comprises: - Upstairs, the main living area of approximately 120 m², including an entrance hall, a fitted kitchen/dining room with a fireplace, a living room, a pantry, three bedrooms, an office, a laundry/dressing room, a bathroom with a bathtub and shower, and a separate toilet.

On the ground floor, the studio of approximately 50 m², including a main room with a kitchenette, a bathroom with a toilet, and a private terrace.

The outbuildings comprise:

- A main barn with a workshop and boiler room for the oil-fired boiler.
- A garage.
- A cellar.
- Two lean-tos.
- An attic.
- And other storage rooms.

Outside, a large covered terrace overlooks a central courtyard with parking, then a garden with trees and meadows where two wells are located.

The windows are single-glazed wood.

The wastewater treatment system is an individual septic tank that is functional but not up to code.

