



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7759

• House - Montayral •



DETAILS

Land surface: 2417 m²

Number of bedrooms: 4

Number of levels: 1

Type of heating: Fuel+bois

Drainage/sewage: Septic tank

Swimming pool: Yes

Ground floor living: No

Work needed: No work

Fireplace: Yes closed hearth

Built: Not specified

Logement économe

≤ 50 A

51 à 90 B

91 à 150 C

151 à 230 D

231 à 330 E

331 à 450 F

> 450 G

Logement énergivore

DPE en cours

Close to amenities, this 310 m² stone house with outbuildings remains in the countryside just minutes from all shops.

335 m² living

2 417 m²

Frédérique Bidois

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Price fees included

359 999 €

Agency fees: 5,9 % VAT included*

Price without fees: 340 000 €

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



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Set in a 2417m² landscaped garden with mature trees and a swimming pool, this former stone barn has been renovated with respect for the original spaces, boasting ceilings over 5m high and spacious living areas, all bathed in natural light.

You enter directly into a 79.16m² living room with an open-plan kitchen and a fireplace fitted with a turbine insert. An adjoining 13.33m² pantry provides additional storage for kitchen appliances, washing machines, freezers, etc.

Then, a 99.36m² sitting room with a wood-burning stove welcomes you, featuring a 5.40m high ceiling that allows for a mezzanine accessed by a beautiful, functional antique wooden staircase.

A hallway leads to a 15.86m² bedroom with a small fireplace insert, a 5.07m² shower room, a toilet, and direct access to the 78.07m² barn. This barn, with its two openings, could be used as a garage and houses the 2000 oil-fired boiler and its tank, as well as a 2022 water softener.

Upon reaching the mezzanine, a long 68.26m² landing could serve as a TV room, a library, etc., and provides access to a 20.26m² workshop with a skylight, which could be used as an additional bedroom or a home office.

A further landing leads to a 23.52m² bedroom with built-in wardrobes, a toilet with a washbasin, an 8.77m² shower room, and a final 13.75m² bedroom currently used as a dressing room.

PVC double glazing
Wooden shutters
Electric roller shutters

In the garden, a lean-to needs renovation
A lean-to can accommodate several cars
A carport accommodates one car
A 5x10m swimming pool with its liner (2012), electric roller cover (2015), and pump (2013)

