



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8324

• House - Montagnac-sur-Lède •



## DETAILS

**Land surface:** 21392 m<sup>2</sup>

**Number of bedrooms:** 5

**Number of levels:** 1

**Type of heating:** Fuel+Bois

**Drainage/sewage:** Everything in the sewer

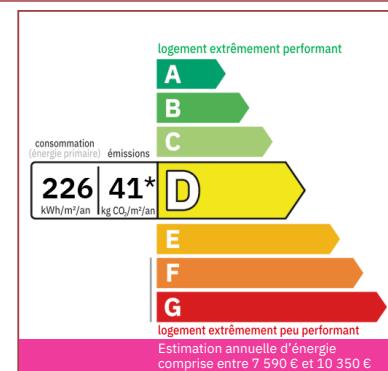
**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** Second work

**Fireplace:** Yes closed hearth

**Built:** Not specified



Charming and authentic 375m<sup>2</sup> 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 m<sup>2</sup> living

21 392 m<sup>2</sup>

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

Price fees included  
**493 000 €**

Agency fees: 4,9 % VAT included\*  
Price without fees: 470 000 €

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



## • Description ref n°8324 •

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 hallway of approximately 3 sq m with a sink and a separate WC. - A bathroom of approximately 9.3 m<sup>2</sup>, with a door leading outside and laminate flooring.

- A bedroom of approximately 11 m<sup>2</sup>.

- An office of approximately 12.6 m<sup>2</sup>, with carpet, a French door, and wallpaper.

Upstairs:

- A landing of approximately 21 m<sup>2</sup>, 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 m<sup>2</sup>, 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 m<sup>2</sup>, with carpet over wood flooring and two windows. - A hallway of approximately 2.6 m<sup>2</sup>, tiled floor

- A bathroom of approximately 14.5 m<sup>2</sup>, with a sink,

