



House

MONTREAL (32)

420 000 €*

* Agency fees to be paid by the seller



375 m²



11 pièce(s)



7 chambre(s)

PROPERTY DESCRIPTION

Large character stone house of 375 m² on land of approximately 9000m²; it is made up of a main part of seven rooms benefiting from very good light and a part of a stopover gîte of 4 rooms including 3 bedrooms equipped with bathrooms as well as annexes located outside. The main house includes a spacious entrance, a living room of 62 m² + separate lounge of 26.59 m², fitted kitchen office. The first floor includes 4 bedrooms, a bathroom and shower room as well as a dressing room. The secondary part used as a stopover gîte includes a kitchen with utility room, a 39 m² dining room as well as 3 bedrooms with bathrooms for each. A large terrace with pergola overlooking the countryside allows you to organize outdoor meals. Setting up a dormitory for hikers is feasible given the potential offered by the attic. The adjoining land offers various possibilities depending on each person's project. (way of Saint Jacques..., hikers, feet, horses, motorbikes...) or large family holiday home. Fees are the responsibility of the seller.

Le Diagnostic de Performance Energétique(DPE) a été réalisé selon une méthode valable mais non fiable et non-opposable.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr.

**** ENGLISH SPEAKERS:** please note that Capifrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our Capifrance website directly. We look forward to finding your dream home!



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LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 841178

Property type House

Year of construction 1925

Exposure E-W

SURFACES

Living space 375 m²

Living room surface 63 m²

Land surface 9100 m²

COMPOSITION

Number of rooms 11

Number of bedrooms 7

Number of bathrooms 1

Toilets count 5

Washrooms 4

Terrace 1

DPE/GES

DPE 117

GES 35

APPENDIX

Parking extérieur

Parking space 10

Garage 1

Videophone Non

SERVICES

Heater fuel

Kitchen équipée