



## Restored farmhouse, large garden great outbuildings suitable for projects or collections, mountain views, with large garden



### Informazioni sull'Agente

Nome:	Sarah Day
Nome della ditta:	Maisons et Manoirs
Nazione:	France
Experience since:	1994
Tipo di servizio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	EUR 285,000

### Posizione

Nazione:	France
Cap:	32170
Pubblicato:	19/08/2024

### Descrizione:

This pretty country house is set in open countryside. It has been beautifully restored retaining all the original period features and offers light and comfortable accommodation. Good land, great for some market gardening and chickens, goats, etc. The outbuildings are substantial and lend themselves to projects such as art or yoga studio, car collections, etc.

The substantial outbuildings offer scope for development for workshops etc or possibly a gite. Just 6km from an active market town, an easy cycle - electric or manual! - for all daily needs including supermarket, bank, builders' merchant, boulangeries, hairdressers, & some interesting little boutiques. Perfect as a full-time or holiday home. non-compliant septic tank

### Ground floor

Entrance hall 11.9m<sup>2</sup>, the beautiful old staircase

Salon 23.5m<sup>2</sup>, polished cement floor with intricate design, double aspect, fireplace with wood burning stove

Kitchen, 26.8m<sup>2</sup>, with butler sink, fireplace with wood burning stove



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Dining room, 19.9m<sup>2</sup>, with wood burning stove and door out on the covered terrace (32m<sup>2</sup>)  
Utility room 9m<sup>2</sup>  
Shower room, 5m<sup>2</sup>, with WC walk in shower Vanity unit WC, radiator (towel-dryer)  
Pantry, 6.8m<sup>2</sup>, with hot water heater solar powered

## First floor

Landing 7.6m<sup>2</sup>  
Hallway 6.3m<sup>2</sup>  
Bedroom 22m<sup>2</sup> with fireplace and built-in cupboards, double aspect  
Middle bedroom suite 18.2m<sup>2</sup>, with large walk-in shower WC and vanity unit, radiator (towel-dryer).  
Master bedroom with lovely window opening an over barn 20.7m<sup>2</sup>  
Full bathroom with bath, walk-in shower WC and vanity unit, radiator (towel-dryer) 14.8m<sup>2</sup>  
Hobby room 14.6m<sup>2</sup>, with plenty of space for sofa beds storage, etc. Full height plus a massive under eaves area

## Outside

Dining terrace 32m<sup>2</sup>  
6600m<sup>2</sup> of land with a well  
Rear barn 135m<sup>2</sup> (23x6m)  
Double garage 61m<sup>2</sup>  
Front barn 73m<sup>2</sup>, hard floor, two storey

Surface : 205 m<sup>2</sup>

Rooms : 7

Bathroom : 3

Plot size : 67 a 97 ca

## Caracteristiques techniques

Reference

MM1888SD

Price

285 000 €

Location

Mont-de-Marrast 32170



Rooms

7

Bedrooms

3

Bathroom

3

Property tax

768 € /year

Plot size

67 a 97 ca

Sanitation

Individual compliant

Openings

Wood/Single glazing

Heating

Wood, Electric

Terrace surface

32 m<sup>2</sup>

Interior condition

Good

Kitchen

Fitted and equipped



View

Mountain

Exposure

South

Insulation

20CM plafond

Levels (incl. ground floor)

2

### Informations complementaires

Fees to be paid by the seller. Energy class E, Climate class B Estimated average amount of annual energy expenditure for standard use, based on the year's energy prices 2021: between 2070.00 and 2850.00 €.

Information on the risks to which this property is exposed is available on the Geohazards website: [georisques.gouv.fr](http://georisques.gouv.fr).

Nos honoraires

### Comune

Camere da letto:	3
Bagni:	3
Finito piedi quadrati:	205 mq

### Room details

Total rooms:	7
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### Utility details

Heating:	Si
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### Lease terms

Date Available:

### Contact information

IMLIX ID:	IX6.025.467
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IMLIX

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