



Ref : 9109PJP

Character house renovated in a contemporary style with dominant views.

Area SAINT NAZAIRE de VALENTANE



Habitable : 230 m²



Usable : 265 m²



Land : 4 000 m²

457 900 €

Farmhouse & Mas for sale Lot et Garonne. South of Lot-et-Garonne. Completely renovated stone country house of 240 m² living space with dominant views, offering swimming pool and garden sheds on a ground of approximately 4000m² with a beautiful entrance. This property ideal for main or secondary house, was tastefully restored with quality materials in a contemporary style. Everything was designed to end with a comfortable and bright house, with the aluminum joineries double glazing, insulation by the ground, the walls and under roof. Very economical in energy. The heating system is fuel with condensing boiler feeding an underfloor heating. Floors are made of natural stone and the sandstone and massive wooden floor in the lounge.

IN SUMMARY

Rooms : 8
Bedrooms : 4
Bathrooms : 3

Swimming pool : yes
Garage place : nc
Parking space : 3
Outbuildings : no



Wood and Fuel



Adsl

Advantages : Countryside not isolated | Nice views

SERVICES



1st Shops : 10 mn



All shops : 10 mn



Health : 20 mn



Elementary : 10 mn

Middle School : 15 mn

High school : 20 mn



20 mn



25 mn



20 mn



75 mn

ENERGY INFORMATION

Consommation conventionnelle 90,00 kWh/m².an

Estimation des émissions 27,00 kg éqCO2/m².an



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DESCRIPTION

Main House

Entrance: 4,41 m²

Laundry: 6,28 m²

Toilet: 1,73 m²

Living room / Dining room 58,71 m²

Modern equipped kitchen: 21,96 m²

Lounge with wood stove: 45,08 m²

Bedroom 1 in suite 11,97 m²

Shower-room: Italian-style shower, washbasin toilet 9,99 m²

Bedroom 2: 14,35 m²

Shower-room: Italian-style shower, washbasin and toilet: 4,01 m²

Bedroom 3 17,04 m²

Boiler room: 8,76 m²

First floor:

Main Bedroom en suite with balcony: 20,90 m²

Dressing room: 7,59 m²

Shower-room: shower Italian-style, toilet, washbasin 11,16 m²

Park with dominant views over the valley with an elegant entrance and with possibility to add an automatic gate. Swimming pool 8x4m not far from the house.

Are you interested ?



Marie

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