



## Superb villa with pool, mature garden, entirely fenced, electric gates, 5 minutes to market town



### Agenten-Info

Name:	Sarah Day
Name der Firma:	Maisons et Manoirs
Land:	Frankreich
Erfahrung seit:	1994
Art der Dienstleistung:	Immobilien verkaufen
Spezialgebiete:	
Art der Immobilie:	Wohnungen, Häuser
Telefon:	+33 (608) 891-279
Sprachen:	French
Webseite:	<a href="http://www.maisonsetmanoirs.com">http://www.maisonsetmanoirs.com</a>

### Anzeigen-Details

Immobilie für:	Kaufen
Preis:	EUR 280,000

#### Standort

Land:	Frankreich
Postleitzahl:	32140
Veröffentlicht:	26.07.2023

#### Beschreibung:

This sublime villa is part of a small hamlet, surrounded by its own park. The interior of the house is warm and comfortable, with lots of natural light. Entirely fenced, electric gates, not overlooked. Very large living-dining room with modern fitted kitchen. Swimming pool with its own fenced terrace. Open garage for two cars and closed garage, ideal for workshop or office.

#### House

Entrance hall, 4.85m<sup>2</sup>  
Living room, 31.56m<sup>2</sup>  
Kitchen 12.45m<sup>2</sup>  
Bedroom 1 with fitted wardrobes, 12.1m<sup>2</sup>  
Bedroom 2 with fitted wardrobes, 10.76m<sup>2</sup>  
Bedroom 1 with fitted wardrobes, 11.11m<sup>2</sup>  
Office 8.4m<sup>2</sup>  
Bedroom 4, or sitting room, currently sewing/hobby room  
Bathroom with shower bath basin and WC, 10m<sup>2</sup>  
Second separate WC



Storeroom, 8m2

Outside

Park with mature trees and hedge

Electric gates and fully fenced

Heated swimming pool, 8x4m, fully fenced

Pool room

Independent garage for 2 cars plus enclosed garage, currently for storage but which could be a games room or workshop

Surface : 133.85 m2

Rooms : 6

Bathroom : 1

Plot size : 27 a 96 ca

## **Caracteristiques techniques**

Heating

Air conditioning, Gas/Individual

Openings

Wood/Double glazing

Swimming pool

Yes

Bedrooms

4

WC

2

Interior condition

Excellent



Kitchen

Fitted and equipped

View

Park

Description of the pool

8x4, marches antiderapant, Sel. Chauffee.

Sanitation

Individual non-compliant

Location

Masseube 32140

Reference

MM1833SD

Property tax

1 200 € /year

Bathroom

1

Rooms

6

Plot size

27 a 96 ca

Surface

133.85 m2

**Informations complementaires**



Fees to be paid by the seller. Energy class D, Climate class D Estimated average amount of annual energy expenditure for standard use, based on the year's energy prices 2021: between 2430.00 and 3340.00 €.

Information on the risks to which this property is exposed is available on the Geohazards website:

[georisques.gouv.fr](https://georisques.gouv.fr).

Nos honoraires

## Allgemein

Schlafzimmer:	4
Badezimmer:	1
1/2 Badezimmer:	2
Fertige m <sup>2</sup> :	133.85 m <sup>2</sup>

## Zimmerdetails

Zimmer insgesamt:	6
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## Versorgungsdetails

Heizung:	Ja
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## Mietbedingungen

Verfügbar ab:

## Kontaktinformation

IMLIX ID:	IX4.704.414
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