

### Price on request

#### Buying house

8 rooms

Surface : 138 m<sup>2</sup>

Surface of the land : 885 m<sup>2</sup>

Year of construction : AVANT 1948

Exposition : Sud

View : Campagne

Hot water : Electrique

Inner condition : A rénover

External condition : good

Couverture : tiles

#### Amenities :

fireplace, Bedroom on ground floor,

Laundry room, calm

4 bedroom

1 bathroom

1 shower

1 WC

3 garages

5 parkings

1 cellar

Energy class (dpe) : F

Emission of greenhouse gases  
(ges) : F

Fees and charges :

18/01/2026 - Prix T.T.C



### House Bégadan

Rare in the area, this stone house of approximately 138 m<sup>2</sup> of living space, built before 1948, will appeal to those who appreciate spacious layouts and authenticity. It offers great potential thanks to its convertible attic and numerous outbuildings totaling around 200 m<sup>2</sup>. The main house consists of an entrance leading to a living room, a dining room, a separate kitchen, as well as a second living area. The sleeping quarters include four generously sized bedrooms, a central hallway, a shower room, and a bathtub. Attached to the house, a veranda provides access to a former kitchen/pantry, as well as a covered barbecue area, perfect for social gatherings. As for the outbuildings, the property includes: a carport, a 78 m<sup>2</sup> barn with impressive ceiling height, concrete slab, and electricity (former sheepfold), an outbuilding at the front of the house with tiled flooring, an outbuilding comprising two summer bedrooms. The entire property sits on a 885 m<sup>2</sup> plot. Note: Sanitation: non-compliant individual system (septic tank) Heating: oil-fired A property with strong potential, ideal for a family home, a renovation project, or a secondary business thanks to the many outbuildings. ? Local contact: Tim Pommies-Picot Phone: 07-50-30-29-63 Ref. : 880V710M - Mandat n°0262



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Code NAF 6831Z - SIRET 927 735 498 00010 - Garantie financière : Gestion immobilière GALIAN ASSURANCES 89 rue de la Boétie 75008 Paris  
08 Montant de la garantie 200000E Transaction sur immeubles et fonds de commerce Peut recevoir des fonds GALIAN ASSURANCES 89 rue de la Boétie 75008 Paris 08 Montant de la garantie 120000E - Document non contractuel - \*prix F.A.I.