



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 1390

• House - Villeréal •



DETAILS

Land surface: 18914 m²

Number of bedrooms: 4

Number of levels: 1

Type of heating: Pompe à chaleur + Chaudière Fuel

Drainage/sewage: Septic tank

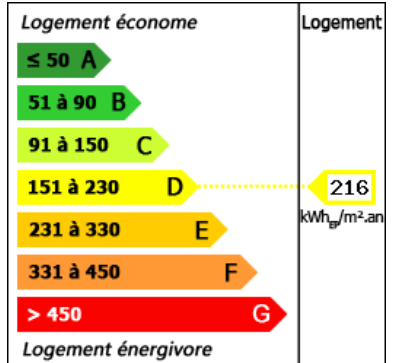
Swimming pool: Yes

Ground floor living: No

Work needed: No work

Fireplace: No

Built: Not specified



Beautiful environment for this stone house of 167 m² approx 3 bedrooms, office and 3 bathrooms. An independent barn of 400 m² approximately and an old little cottage to be restored. Land of 1.8 ha approx with swimming pool.

167 m² living

18 914 m²

- Villeréal -

17 place de la Halle

47210 Villeréal

Tel : 05 53 36 08 27

villereal@valadie-immobilier.com

Price fees included

349 800 €

Agency fees: 6 % VAT included*

Price without fees: 330 000 €

*The agency fees are entirely at the cost of the purchaser



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• Description ref n°1390 •

A stone house including :

- entry on a living room of 33.3 m² approx with stairs to the first floor, tiled floor, exposed stone walls
- a dining room of 22.4 m² approx with a wood burner stove, tiled floor,
- a fully equipped kitchen of 16.5 m² approx, (gas cooker, extractor hood, sink, central island)
- a laundry room/bedroom of 13.6 m² approx with a sink
- a bathroom of 3.8 m² approx with a walk-in shower, a washbasin, a dry towel and toilet.

On the first floor :

- landing of 3.4 m² approx serving,
- Master bedroom of 25 m² approx with a dressing room ensuite of approx. 7.5 m² and an en-suite bathroom of 8.5 m² approx with sink, shower, bath, toilet and a dry towel.
- 2 bedrooms of 14 and 12 m² approx with a bathroom in the middle of 6.8 m² approx with a shower, a washbasin and a toilet.

A cellar under the house of 30 m² approx, 2m height under ceiling, cemented floor.

Heating by heat pump (mixed with oil) and wood stove
Reversible air conditioning upstairs and in the kitchen / dining room.

Digital water heater (2015)

Electric gate with intercom

High quality products.

Outside :

- A swimming pool of 8,5mX4m salt, which is heated by a heat pump and terrace all around.
- A large stone barn of 400 m² on the ground approximately.
- An old cottage of 44 m² approx of stone and concrete to be fully restored.
- Field of 1.8 ha already equipped for horses.

