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

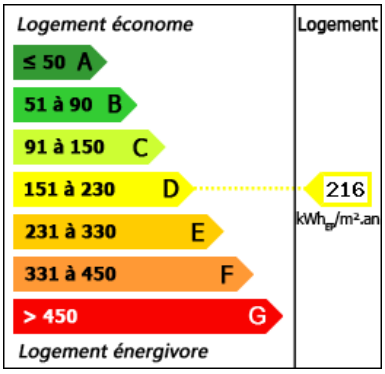
Swimming pool: Yes

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

Non-binding document

- 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 / dinning 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.







