



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 4665

• House - Villeréal •



## DETAILS

**Land surface:** 46228 m<sup>2</sup>

**Number of bedrooms:** 7

**Number of levels:** 1

**Type of heating:** Wood + Electric

**Drainage/sewage:** Septic tank

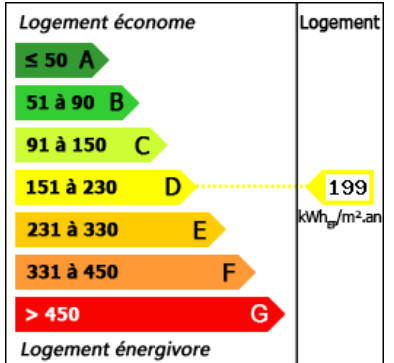
**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** Second work

**Fireplace:** Yes open hearth

**Built:** Not specified



At the end of his driveway, in a peaceful setting and less than 10 minutes to shopping, old mill, renovated with 2 gîtes, more than 4 ha of land and its reach.

353 m<sup>2</sup> living

46 228 m<sup>2</sup>

- Villeréal -

17 place de la Halle

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Price fees included

399 000 €

Agency fees: 5 % VAT included\*

Price without fees: 380 000 €

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





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## • Description ref n°4665 •

Character property composed of an old mill restored :

- a main house consists of a living room in L (47,9 m<sup>2</sup>) with fireplace (insert) and a wood-burning stove, fitted kitchen of about 7 m<sup>2</sup> (movable high and low, electric hob, oven, fridge, dishwasher), sas, pantry, w. c with basin, laundry room (18,9 m<sup>2</sup>)

Has the floor : landing (22 m<sup>2</sup>), 3 bedrooms (13 m<sup>2</sup>, 9 m<sup>2</sup>) with a large (38 m<sup>2</sup>) with balcony, bathroom of 8.5 m<sup>2</sup> (washbasin, bath, w. c) and shower room of 4.2 m<sup>2</sup> (shower, sink)

- a cottage composed of a living room (45 m<sup>2</sup>) , kitchen (10.5 m<sup>2</sup>), 2 bedrooms (9.8 and 10 m<sup>2</sup>), bathroom of 3.6 m<sup>2</sup> (shower, sink and w. c)

- a second cottage consists of a fully equipped kitchen (31,4 m<sup>2</sup>) with fireplace, living room (57 m<sup>2</sup>) with chimney, half-timbering and wood-burning stove, mezzanine, 2 bedrooms (with 10.2 and 12.6 m<sup>2</sup>), bathroom of 6.6 m<sup>2</sup> (2 basins, bath, shower and w. c)

The 2 cottages are communicating through a door. They are regularly rented.

Heating by electric heaters and wood stoves. Single-glazed.

Land 4.57 acres with stream, well and swimming pool chlorine (15m x 8m)

