



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 478

• House - Villeréal •



## DETAILS

**Land surface:** 88186 m<sup>2</sup>

**Number of bedrooms:** 4

**Number of levels:** 1

**Type of heating:** Fuel oil

**Drainage/sewage:** Pit all waters

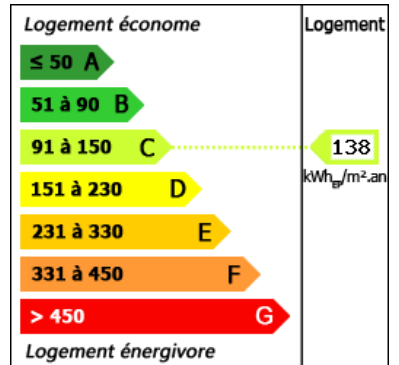
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** Yes open hearth

**Built:** Not specified



Mansion on cellar, eighteenth located in the countryside between Monflanquin and Villereal, stone, quality renovation of 380 m<sup>2</sup> hab. approx., outbuilding at home, barn, stables. independent. Dominant view. 8.7 ha.

380 m<sup>2</sup> living

88 186 m<sup>2</sup>

- Villeréal -

17 place de la Halle

47210 Villeréal

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Price fees included

795 000 €

Agency fees: 6 % VAT included\*

Price without fees: 750 000 €

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



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## • Description ref n°478 •

Master house of character, with exposed stone, recent renovation of quality it is at the end of a private road in the middle of his land. Charming house offering comfort and brightness. It consists of a large entrance hall through with a wooden staircase leading upstairs with a dressing room toilet, kitchen of 40 m<sup>2</sup>, large stone fireplace, living room of 40 m<sup>2</sup> with a kitchen equipped with a stove fireplace , forming large room 35 m<sup>2</sup> dining room and office with a staircase leading to the master bedroom. a room to finish decorating of 27 m<sup>2</sup> with large fireplace.Floor: a distribution hall: a large bedroom with en suite bathroom wc dressing room, an office. hall to a bathroom toilet that serves 3 bedrooms,Three large cellars under the house with access to the same level on the east side of the house, we find the central heating boiler and oil tank.Outbuildings: Building with two bread ovens attached to the house by a porch (possibility of extension).A stone barn adjoining stable and not at home. Roof in very good condition.All on a plot of 8.7 hectares approx.

