## Agence Immobilière Valadié <br> Professionnels de la transaction immobilière depuis 1960

Ref : 478


## DETAILS

Land surface: $88186 \mathrm{~m}^{2}$
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

| Logement économe | Logement |
| :---: | :---: |
| $\leq 50 \mathrm{~A}$ |  |
| 51 à 90 B |  |
| 91 à $150 \quad \mathrm{C}$ | 138 |
| 151 à 230 D | $\mathrm{kWh}_{\mathrm{e}} / \mathrm{m}^{2} \cdot \mathrm{an}$ |
| 231 à 330 E |  |
| 331 à $450 \quad F$ |  |
| > 450 G |  |
| Logement énergivore |  |

Mansion on cellar, eighteenth located in the countryside between Monflanquin and Villereal, stone, quality renovation of 380 m 2 hab. approx., outbuilding at home, barn, stables. independent. Dominant view. 8.7 ha.
$380 \mathrm{~m}^{2}$ living
$88186 \mathrm{~m}^{2}$

## - Villeréal -

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## - Description ref $n^{\circ} 478$ -

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 2 , large stone fireplace, living room of 40 m 2 with a kitchen equipped with a stove fireplace, forming large room 35 m 2 dining room and office with a staircase leading to the master bedroom. a room to finish decorating of 27 m 2 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.


