

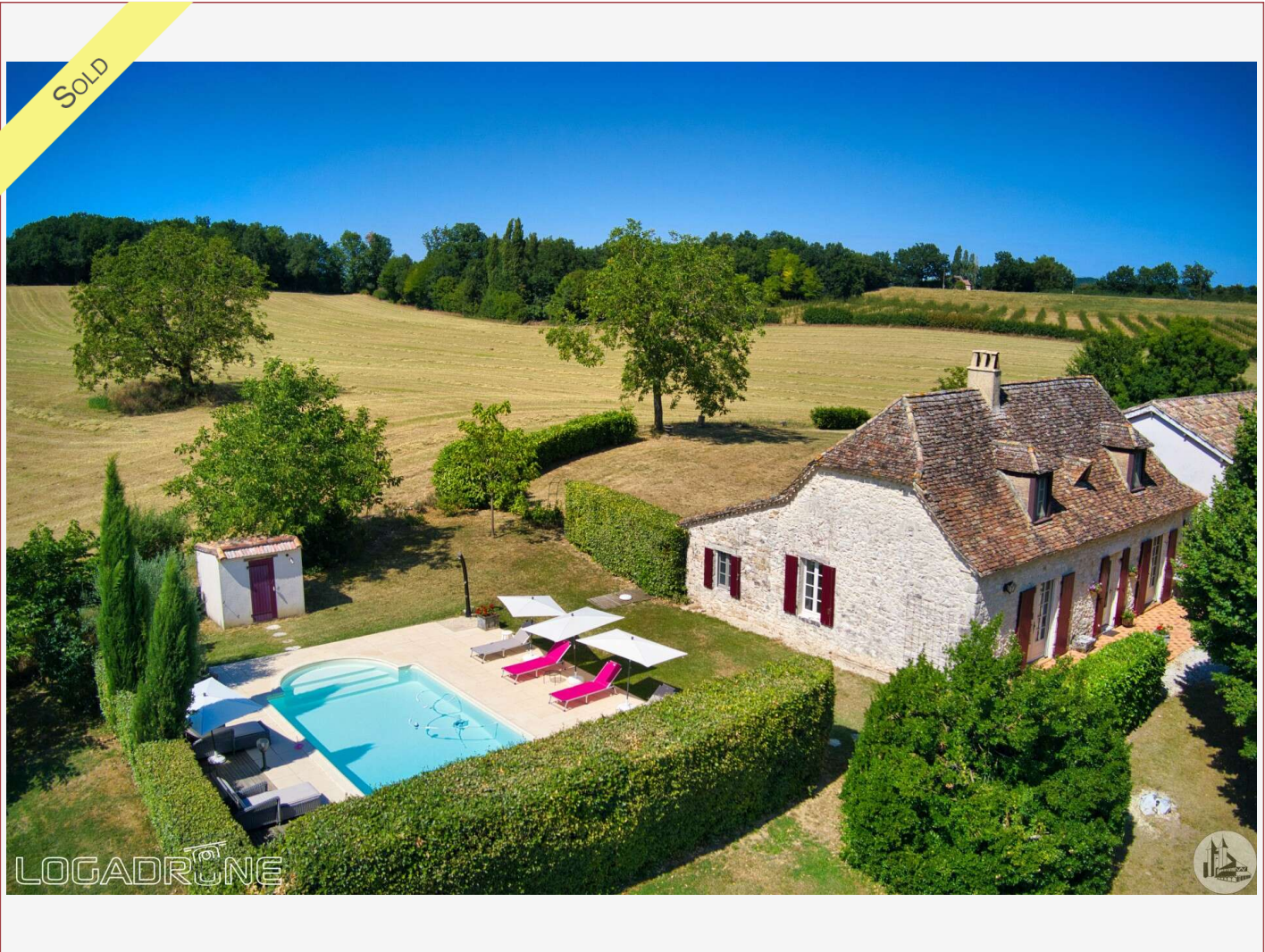


# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 5116

• House - Villeréal •



## DETAILS

**Land surface:** 5024 m<sup>2</sup>

**Number of bedrooms:** 4

**Number of levels:** 1

**Type of heating:** Fuel oil

**Drainage/sewage:** Septic tank

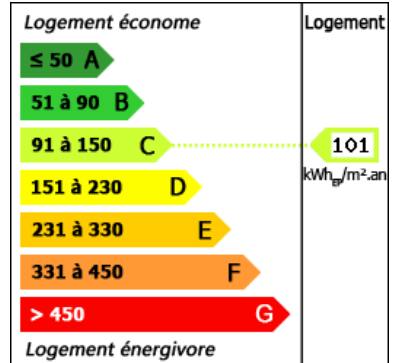
**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** Yes open hearth

**Built:** Not specified



Set in a peaceful & rural setting but just 5 minutes from the medieval bastide of Villereal, beautiful stone property, a perfect blend of authentic charme and modernity.

140 m<sup>2</sup> living

5 024 m<sup>2</sup>

- Villeréal -

17 place de la Halle

47210 Villeréal

Tel : 05 53 36 08 27

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Price fees included

367 500 €

Agency fees: 5 % VAT included\*

Price without fees: 350 000 €

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



# Agence Immobilière Valadié

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## • Description ref n°5116 •

Immaculately presented and charmingly decorated property benefitting from :

A fully renovated Périgordine stone house with 140m<sup>2</sup> (1506ft<sup>2</sup>) of living space and comprising of on the ground floor :

- Equipped kitchen 15,4m<sup>2</sup> (butler sink, cooking range, dish washer, granite work surfaces)
- Lounge (44,8 m<sup>2</sup>) with fireplace – insert.
- 2 bedrooms (of 11,7m<sup>2</sup> and 11,6 m<sup>2</sup>)
- Bath room (10,5m<sup>2</sup>) with wash basin and free standing oval bath.
- 'Jack and Jill' style, walk –in- shower. WC.
- Laundry/ boiler room.

- On the 1st floor :

- Landing
- Separate w.c with wash basin - (possibility to put in a second shower room)
- 2 lovely 'mansarde' style bedrooms with exposed beams (11,8 and 9,5m<sup>2</sup>) floor space 16m<sup>2</sup> each bedroom

Oil central heating by Viessmann boiler and insert fireplace

Wooden windows with secondary glazing,-bedrooms upstairs in simple glazing.

- Exterior :

- Work shop (32,8 m<sup>2</sup>)
- Stone barn (107 m<sup>2</sup>)

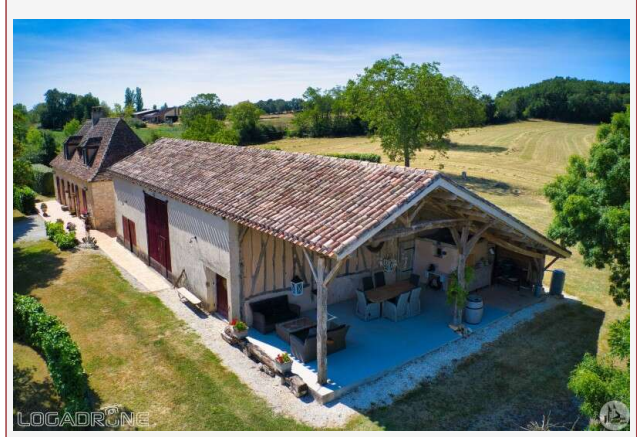
In the barn evacuations in place, ready to go for a future gîte project.

The barn roof has recently been redone. Also in the barn : a mezzanine area ( 25,7 m<sup>2</sup>)

- Covered terrace (42,5 m<sup>2</sup>)
- 2 cars wooden car port
- Beautiful garden with flowers, mature trees, shrubs and fruit trees of 1.2 acres ( 5024m<sup>2</sup>)

Heated swimming pool 8 m x 4m (chlorinated) with its surrounding terrace.

Well



Tiled covered terrace leading from the kitchen with further terrace at the back of the house with Pergola