Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 5116 • House - Villeréal •



DETAILS

Land surface: 5024 m²

Number of bedrooms: 4

Number of levels: 1

Type of heating: Fuel oil

Drainage/sewage: Septic tank

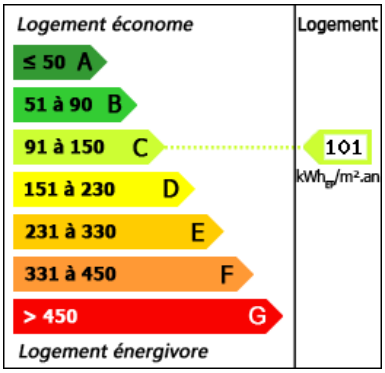
Swimming pool: Yes

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 m² living

5 024 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

367 500 €

Agency fees: 5 % VAT included*
Price without fees: 350 000 €

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

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• Description ref n°5116 •

Immaculately presented and charmingly decorated property benifitting from :
A fully renovated Périgordine stone house with 140m2 (1506ft2) of living space and comprising of on the ground floor :
- Equipped kitchen 15,4m2 (butler sink, cooking range, dish washer, granite work surfaces)
- Lounge (44,8 m2) with fireplace – insert.
- 2 bedrooms (of 11,7m2 and 11,6 m2)
- Bath room (10,5m2) 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 9,5m2) floor space 16m2 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 m2)
-Stone barn (107 m2)
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 m2)
- Covered terrace (42,5 m2)
- 2 cars wooden car port
- Beautiful garden with flowers, mature trees, shrubs and fruit trees of 1.2 acres
(5024m2)

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







