



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 5284

• House - Villeréal •



## DETAILS

**Land surface:** 20364 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 0

**Type of heating:** Fuel oil

**Drainage/sewage:** Septic tank

**Swimming pool:** Yes

**Ground floor living:** Yes

**Work needed:** No work

**Fireplace:** No

**Built:** 1880

Logement économe

≤ 50 A

51 à 90 B

91 à 150 C

151 à 230 D

231 à 330 E

331 à 450 F

> 450 G

Logement énergivore

DPE en cours

A character property with a building rare only 5 minutes from Villeréal. Large volumes with possibility of extension. A beautiful view from the terrace, a swimming pool of 14m X 4.5 m salt on a plot of 2 ha approximately

335 m<sup>2</sup> living

20 364 m<sup>2</sup>

- Villeréal -

17 place de la Halle

47210 Villeréal

Tel : 05 53 36 08 27

villereal@valadie-immobilier.com

Price fees included

599 949 €

Agency fees: 5 % VAT included\*

Price without fees: 571 380 €

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





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## • Description ref n°5284 •

A large house of character comprising :

- An entrance hall of 9.2 m<sup>2</sup>, a wc with a lava hand, a vestibule.
- A corridor of distribution across the entire house (52 m<sup>2</sup>)
- A kitchen of 20.8 m<sup>2</sup>, a door-window to a stone terrace of Vianne of about 100 m<sup>2</sup>. Fully equipped kitchen (sink, extractor hood, integrated refrigerator, dishwasher, hob induction, oven, steam oven, microwave, a central island).
- A back kitchen/storeroom of 11.8 m<sup>2</sup>, fitted wardrobes, double sink, gas hob. A door to the dining room.
- A living room of 26,05 m<sup>2</sup>, fitted wardrobes in wood on a section of wall.
- A bureau of 18.7 m<sup>2</sup>
- A living room of 28 m<sup>2</sup>, a double door access at the library
- A library of 17 m<sup>2</sup> with a door-window giving on the terrace exposed to the South West.
- A room of 22.5 m<sup>2</sup>, a door-window giving on the terrace, with a bathroom en-suite (4,8 m<sup>2</sup>) with a sink, an Italian shower, a heated towel rail, vmc and a w. c.
- A second bedroom of 17.5 m<sup>2</sup> with a dressing room and en-suite 5.2 m<sup>2</sup> equipped with cupboards and wardrobes, a bathroom en-suite of approximately 10 m<sup>2</sup> (one sink, a walk-in shower, heated towel rail, vmc and a w. c).
- A room of 18.6 m<sup>2</sup> with a dressing room en-suite (5,4 m<sup>2</sup>) and a bathroom en-suite of 10.2 m<sup>2</sup> (double sink, walk-in shower, w. c, heated towel rail and vmc).
- a lingerie 9.2 m<sup>2</sup> with built in cupboards on a section of wall and a sink.

From the entrance hall : a wooden staircase leads to a loft over the entire surface of the house transformable. Big expansion potential for additional bedrooms.

From the entrance hall a concrete staircase serves the basement area with a gym (44,8 m<sup>2</sup>), tiled flooring and a double door leading to the outside.

A boiler with a boiler fuel of the mark Deville, 2 oil tanks of 1400 L each, a hot water heater Hitachi and a water softener.

Several spaces garage have been built.



Comforts :

- Tile floor throughout, and tile imitation wood in the