



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 5284

• House - Villeréal •



DETAILS

Land surface: 20364 m²

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 m² living

20 364 m²

- 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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A large house of character comprising :

- An entrance hall of 9.2 m², a wc with a lava hand, a vestibule.
- A corridor of distribution across the entire house (52 m²)
- A kitchen of 20.8 m², a door-window to a stone terrace of Vianne of about 100 m². 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 m², fitted wardrobes, double sink, gas hob. A door to the dining room.
- A living room of 26,05 m², fitted wardrobes in wood on a section of wall.
- A bureau of 18.7 m²
- A living room of 28 m², a double door access at the library
- A library of 17 m² with a door-window giving on the terrace exposed to the South West.
- A room of 22.5 m², a door-window giving on the terrace, with a bathroom en-suite (4,8 m²) with a sink, an Italian shower, a heated towel rail, vmc and a w. c.
- A second bedroom of 17.5 m² with a dressing room and en-suite 5.2 m² equipped with cupboards and wardrobes, a bathroom en-suite of approximately 10 m² (one sink, a walk-in shower, heated towel rail, vmc and a w. c).
- A room of 18.6 m² with a dressing room en-suite (5,4 m²) and a bathroom en-suite of 10.2 m² (double sink, walk-in shower, w. c, heated towel rail and vmc).
- a lingerie 9.2 m² 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 m²), 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