



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 5343

• House - Villeréal •



## DETAILS

**Land surface:** 8147 m<sup>2</sup>

**Number of bedrooms:** 4

**Number of levels:** 1

**Type of heating:** système de chauffage central avec ancienne cuisinière

**Drainage/sewage:** Septic tank

**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Second work

**Fireplace:** No

**Built:** Not specified

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

Perched on a height, commanding views of the surrounding countryside, old farmhouse offering a dwelling house, outbuildings, on more than 8000 m<sup>2</sup>.

120 m<sup>2</sup> living

8 147 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

197 950 €

Agency fees: 7 % VAT included\*

Price without fees: 185 000 €

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





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## • Description ref n°5343 •

Old farmhouse consisting of a house (about 122 m<sup>2</sup>) offering :

- on the ground floor : a kitchen (19 m<sup>2</sup>), a lounge/living room (46 m<sup>2</sup>), a bedroom (15,7 m<sup>2</sup>). Rear kitchen (17,2 m<sup>2</sup>), bathroom (washbasin, bidet and shower), w. c.
- On the 1st floor: landing (6 m<sup>2</sup>), 3 bedrooms (11,4 ; 13.6 and about 5 m<sup>2</sup>), bathroom (5.2 m<sup>2</sup>), w. c.

Central heating system connected to an old wood stove (not working anymore. Provide for installation of a boiler)

Windows wood simple glazing and double glazing in wood in the living room.

In the living/dining room : leads provided for installer for a future fireplace.

Outbuildings : detached Garage (31 m<sup>2</sup>). Former tobacco dryer (155 m<sup>2</sup>).

Barn (140 m<sup>2</sup>) adjoining the house and shelter. A second barn, as an extension of the first (89 m<sup>2</sup>)

Old stables.

Land surrounding the buildings is approximately 8147 m<sup>2</sup>. No close neighbor.

