

## Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

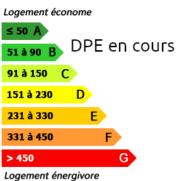
Ref : 5343

• House - Villeréal •



DE	TAI	LS

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



Perched on a height, commanding views of the surrounding countryside, old farmhouse offering a dwelling house, outbuildings, on more than 8000 m2.

## 120 m<sup>2</sup> living

8 147 m<sup>2</sup>

Non-binding document

- Villeréal -17 place de la Halle 47210 Villeréal Tel : 05 53 36 08 27 villereal@valadie-immobilier.com 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 m2) offering :

- on the ground floor : a kitchen (19 m2), a lounge/living room (46 m2), a bedroom (15,7 m2). Rear kitchen (17,2 m2), bathroom (washbasin, bidet and shower), w. c.

- On the 1st floor: landing (6 m2), 3 bedrooms (11,4 ; 13.6 and about 5 m2), bathroom (5.2 m2), 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 m2). Former tobacco dryer (155 m2).

Barn (140 m2) adjoining the house and shelter. A second barn, as an extension of the first (89 m2)

Old stables.

Land surrounding the buildings is approximately 8147 m2. No close neighbor.









