



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 5545

• House - Villeréal •



## DETAILS

**Land surface:** 10162 m<sup>2</sup>

**Number of bedrooms:** 2

**Number of levels:** 0

**Type of heating:** Poêle à granulés

**Drainage/sewage:** Septic tank

**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** Second work

**Fireplace:** Yes open hearth

**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

A little more than 5 minutes from Villeréal, old farmhouse in a rural setting, with a house, a barn and 2 tobacco drying racks. Well Land of approximately 1 hectare

70 m<sup>2</sup> living

10 162 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

129 000 €

Agency fees: 7,5 % VAT included\*

Price without fees: 120 000 €

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



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## • Description ref n°5545 •

A stone property with a dwelling house built on the side of a rock comprising:

- A covered terrace of approximately 22.4 m<sup>2</sup>.
- An entrance to a kitchen / dining room of approximately 23.2 m<sup>2</sup>, terracotta floor, a fireplace equipped with a pellet stove (2 years)
- A bathroom of approximately 4.9 m<sup>2</sup> with a shower and a sink.
- A separate toilet

From the kitchen, a distribution corridor of approximately 4.8 m<sup>2</sup>, terracotta floor, towards:

- A bedroom of approximately 15 m<sup>2</sup>.
- A bedroom of approximately 23.3 m<sup>2</sup>.
- A corridor of approximately 11 m<sup>2</sup> accessible from this last bedroom or from the terrace, with a staircase leading to the attic.
- A room suitable for conversion into a bedroom of approximately 24 m<sup>2</sup>, wooden floor.
- Access to an insulated attic (with cellulose wadding)

A tobacco dryer at the entrance of the property measuring approximately 6.5m X 15m (frame in good condition, frozen tiles, clay on the ground)

A stone barn, breeze-blocks and wooden cladding of about 200 m<sup>2</sup> on the ground. A first part of approximately 87 m<sup>2</sup> on the ground, with the cement floor and the second of approximately 123 m<sup>2</sup>, dirt on the ground (Roof to be revised)

A second tobacco dryer measuring approximately 6 m X 20 m.

Tobacco drying poles are not sealed to the ground.

A well supplies the house with water, but also the water supply.

1 ha land

