



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 5545

• House - Villeréal •



DETAILS

Land surface: 10162 m²

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 m² living

10 162 m²

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

- A covered terrace of approximately 22.4 m².
- An entrance to a kitchen / dining room of approximately 23.2 m², terracotta floor, a fireplace equipped with a pellet stove (2 years)
- A bathroom of approximately 4.9 m² with a shower and a sink.
- A separate toilet

From the kitchen, a distribution corridor of approximately 4.8 m², terracotta floor, towards:

- A bedroom of approximately 15 m².
- A bedroom of approximately 23.3 m².
- A corridor of approximately 11 m² 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 m², 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 m² on the ground. A first part of approximately 87 m² on the ground, with the cement floor and the second of approximately 123 m², 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

