



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6300

• House - Villeréal •

SOLD



## DETAILS

**Land surface:** 20712 m<sup>2</sup>

**Number of bedrooms:** 2

**Number of levels:** 0

**Type of heating:** Wood

**Drainage/sewage:** Septic tank

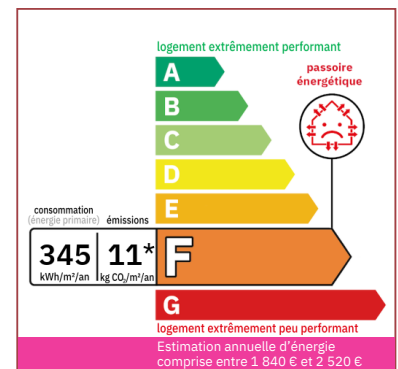
**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** Finitions / Décoration

**Fireplace:** Yes open hearth

**Built:** Not specified



5 minutes from Villeréal, in a bucolic setting, with no close neighbours, old farmhouse comprising a house, an adjoining barn, a large hangar and its 2 ha of land.

84 m<sup>2</sup> living

20 712 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

222 600 €

Agency fees: 6 % VAT included\*

Price without fees: 210 000 €

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



# Agence Immobilière Valadié

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## • Description ref n°6300 •

Old farm consisting of a dwelling house, on one level: kitchen / living room with insert (32.4 m<sup>2</sup>), hallway (12 m<sup>2</sup>), 2 bedrooms (16.7 and 14.5 m<sup>2</sup>), airlock, bathroom of approximately 6.1 m<sup>2</sup> (2 basins, shower, bidet), w.c. Covered terrace.

Double glazed aluminum joinery.

Barn (165 m<sup>2</sup>) adjoining the house (which could be partly used to extend the house) Presence of 3 rooms (in a row) in the barn which could be converted. Old space with shower and w.c.

The roof of the barn will have to be followed.

Large hangar (248 m<sup>2</sup>) closed on 2 sides. Roof redone about 30 years ago.

Land of approximately 2.07 ha with well, pond, and plantation of walnut trees (for cabinetmaking)

