Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6469 • House - Villeréal •



DETAILS

Land surface: 10561 m²

Number of bedrooms: 3

Number of levels: 0

Type of heating: Wood

Drainage/sewage: Pit all waters

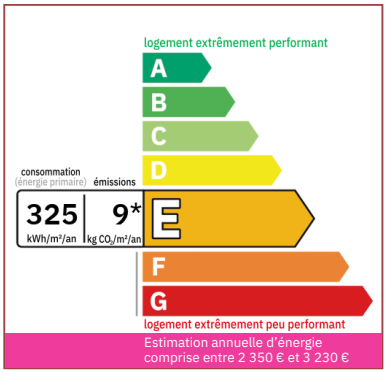
Swimming pool: No

Ground floor living: No

Work needed: Finitions / Décoration

Fireplace: No

Built: Not specified



10 minutes from Villeréal, in a rural setting, a carefully restored old farmhouse. A real favorite for this house offering beautiful volumes and respect for the old elements.

212 m² living

10 561 m²

Non-binding document

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

Price fees included

395 000 €

Agency fees: 5 % VAT included*
Price without fees: 376 190 €

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

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• Description ref n°6469 •

Former farm recently renovated (between 2019 and today) composed of a house offering: kitchen to be equipped (33.3 m2) with wood stove, large living room/living room (87 m2) with wood stove, large bay windows (North West) and mezzanine, hallway, a master bedroom (32.5 m2) with basin, bath and w.c, 2 bedrooms (15.4 m2 and 12.7 m2) with private bathroom - basin, shower and w.c (3.4 and 3.2 m2), office (23.2 m2) easily convertible into a bedroom, with w.c (and Italian shower area to be fitted out if necessary)
This beautiful house offers a fluid layout, which could be flexible according to needs. It is mostly on one level: there are a few steps separating the kitchen from the large living room and between this living room and the hallway leading to the bedrooms.
Floor continuity: Travertine everywhere. Exposed stone beams and walls.
Double glazing.
heating by wood stove x 2 and electric heaters in the bedrooms. Restoration work carried out: part of the roofs, electricity, plumbing, insulation, floors, sanitation (all-water pit with pozzolan filter)
Cellar. Terraces on 3 of the facades.
Shelter of around 13 m2 (former sheepfold)

Wooded land of more than 1 ha with a well and a pond (recovery of rainwater)









