



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6469

• House - Villeréal •



## DETAILS

**Land surface:** 10561 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 0

**Type of heating:** Wood

**Drainage/sewage:** Pit all waters

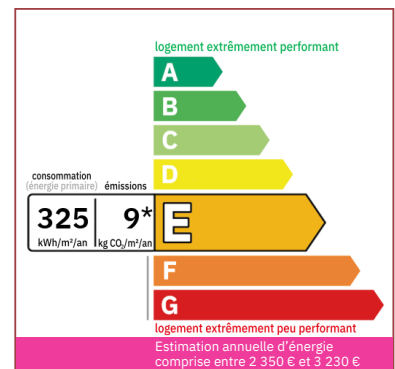
**Swimming pool:** No

**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 m<sup>2</sup> living

10 561 m<sup>2</sup>

- Villeréal -

17 place de la Halle

47210 Villeréal

Tel : 05 53 36 08 27

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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 m<sup>2</sup>) with wood stove, large living room/living room (87 m<sup>2</sup>) with wood stove, large bay windows ( North West) and mezzanine, hallway, a master bedroom (32.5 m<sup>2</sup>) with basin, bath and w.c, 2 bedrooms (15.4 m<sup>2</sup> and 12.7 m<sup>2</sup>) with private bathroom - basin, shower and w.c ( 3.4 and 3.2 m<sup>2</sup>), office (23.2 m<sup>2</sup>) 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 m<sup>2</sup> (former sheepfold)

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

