



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 689

• House - Villeréal •



## DETAILS

**Land surface:** 14908 m<sup>2</sup>

**Number of bedrooms:** 4

**Number of levels:** 1

**Type of heating:** Wood

**Drainage/sewage:** Septic tank

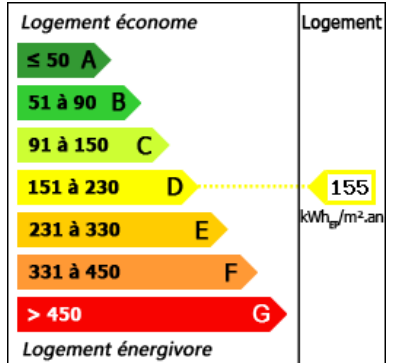
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** Yes closed hearth

**Built:** Not specified



10 minutes from Villeréal and 6 km from Monflanquin, in the countryside, at the end of a tree-lined driveway, charming stone house totally restored, a barn and a dove cote. Land of 1 ha around the property.

250 m<sup>2</sup> living

14 908 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

371 000 €

Agency fees: 6 % VAT included\*

Price without fees: 350 000 €

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



# Agence Immobilière Valadié

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## • Description ref n°689 •

Stone dwelling house of 250 m<sup>2</sup> habitable approx. on semi buried cellar of 70 m<sup>2</sup>, including:

Entrance to living room of 77 m<sup>2</sup>., exposed beams natural color, large fireplace opening on a sitting room raised by 2 stairs 11,30 m<sup>2</sup>., a staircase leads to the convertable attic of 125 m<sup>2</sup>, a French door that opens onto the rear terrace,

-an office of 15 m<sup>2</sup>, double glazed french door opens onto the rear terrace-

- a kitchen of 34 m<sup>2</sup> equipped with an island, furniture and cupboards, sink, an open fireplace, a window, opening on a 11.40 m<sup>2</sup> tiled laundry.

From the sitting room, the night part is raised by 6 stairs, overcoming of 8.74 m<sup>2</sup> hallway opens onto a beautiful corridor 8m x 2.15 m, with wardrobe and glass door.

3 bedrooms of 17 m<sup>2</sup>, 20 m<sup>2</sup> and 15 m<sup>2</sup>. (one with a door opening onto balcony). A bathroom of 15 m<sup>2</sup> with bath, wash basin, tiled and wood on floor, two windows. A toilet (1.5 m<sup>2</sup>).

On the side of the kitchen a door communicates with:

- An independent studio on two levels 40 m<sup>2</sup> on floor, exposed stone walls and plaster, metal spiral staircase, a mezzanine of 10 m<sup>2</sup>, a shower room of 6.20 m<sup>2</sup> with toilet, shower, sink, and a large skylight.

Stone barn of about 150 m<sup>2</sup> + canopy of 40 m<sup>2</sup>.

Lovely dovecote 6,46 x 4M

Small garage

Beautiful park of about 1,5 ha.

