



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 689

• House - Villeréal •



DETAILS

Land surface: 14908 m²

Number of bedrooms: 4

Number of levels: 1

Type of heating: Wood

Drainage/sewage: Septic tank

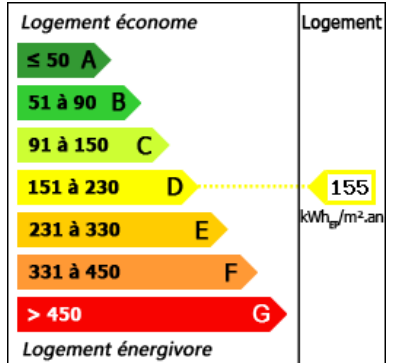
Swimming pool: No

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 m² living

14 908 m²

- Villeréal -

17 place de la Halle

47210 Villeréal

Tel : 05 53 36 08 27

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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



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• Description ref n°689 •

Stone dwelling house of 250 m² habitable approx. on semi buried cellar of 70 m², including:

Entrance to living room of 77 m²., exposed beams natural color, large fireplace opening on a sitting room raised by 2 stairs 11,30 m²., a staircase leads to the convertable attic of 125 m², a French door that opens onto the rear terrace,

-an office of 15 m², double glazed french door opens onto the rear terrace-

- a kitchen of 34 m² equipped with an island, furniture and cupboards, sink, an open fireplace, a window, opening on a 11.40 m² tiled laundry.

From the sitting room, the night part is raised by 6 stairs, overcoming of 8.74 m² hallway opens onto a beautiful corridor 8m x 2.15 m, with wardrobe and glass door.

3 bedrooms of 17 m², 20 m² and 15 m². (one with a door opening onto balcony). A bathroom of 15 m² with bath, wash basin, tiled and wood on floor, two windows. A toilet (1.5 m²).

On the side of the kitchen a door communicates with:

- An independent studio on two levels 40 m² on floor, exposed stone walls and plaster, metal spiral staircase, a mezzanine of 10 m², a shower room of 6.20 m² with toilet, shower, sink, and a large skylight.

Stone barn of about 150 m² + canopy of 40 m².

Lovely dovecote 6,46 x 4M

Small garage

Beautiful park of about 1,5 ha.

