

Ref: 689

## Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

## • House - Villeréal •



DETAILS		Logement économe Logement
Land surface: 14908 m <sup>2</sup>	Swimming pool: No	≤ 50 A 51 à 90 B
Number of bedrooms: 4	Ground floor living: No	91 à 150 C
Number of levels: 1	Work needed: No work	151 à 230 D
Type of heating: Wood	Fireplace: Yes closed hearth	231 à 330 E
Drainage/sewage: Septic tank	Built: Not specified	> 450 G
Dramage, sewage. Septie tank	built. Not specified	Logement énergivore

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>

Non-binding document

- Villeréal -17 place de la Halle 47210 Villeréal Tel : 05 53 36 08 27 villereal@valadie-immobilier.com Price fees included  $371 000 \in$ 

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.







