



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6894

• House - Villeréal •



## DETAILS

**Land surface:** 3.47 ha

**Number of bedrooms:** 2

**Number of levels:** 0

**Type of heating:** Wood

**Drainage/sewage:** Septic tank

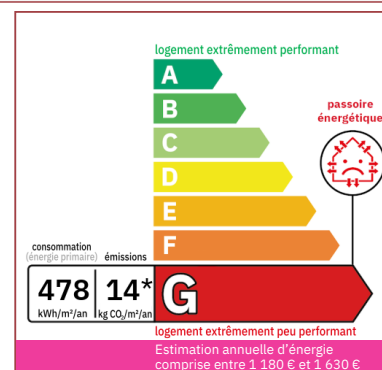
**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** Second work

**Fireplace:** Yes open hearth

**Built:** Not specified



Old farmhouse consisting of a house, an adjoining barn, a garage and a second barn, in a rural environment and with no close neighbours, less than 5 minutes from Villeréal. Rare and ideal location for those who want to be quiet.

92 m<sup>2</sup> living

34 700 m<sup>2</sup>

- Villeréal -

17 place de la Halle

47210 Villeréal

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Price fees included

165 850 €

Agency fees: 7 % VAT included\*

Price without fees: 155 000 €

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





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## • Description ref n°6894 •

Property comprising a dwelling house and outbuildings.

The house of approximately 92 m<sup>2</sup>, includes: living room/living room (26.5 m<sup>2</sup>) with fireplace and wood stove, fitted kitchen (14.9 m<sup>2</sup>), 2 old verandas (13.7 and 21.9 m<sup>2</sup>), a first bedroom (12.3 m<sup>2</sup>) in a row with the bathroom (sink, bath and w.c) of 11.9 m<sup>2</sup>, a second bedroom (10.4 m<sup>2</sup>) at the back of the kitchen.

Note: this house has a mostly single-storey layout, except for the bedroom adjoining the bathroom (accessible by 2 steps)

Partially double glazed windows. Wood-fired central heating (boiler out of service)

The house is habitable. Modernization work is to be expected.

Attic.

Outbuildings: Attached barn (43.4 m<sup>2</sup>) which could allow the house to be extended.

Storage room (14 m<sup>2</sup>). Garage (82 m<sup>2</sup>) covered half in tiles, half in sheets. Barn (about 100 m<sup>2</sup>)

Large land (meadow and orchard - plum trees, cherry trees)

