



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6932

• House - Villeréal •



## DETAILS

**Land surface:** 26912 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 1

**Type of heating:** Gas

**Drainage/sewage:** Septic tank

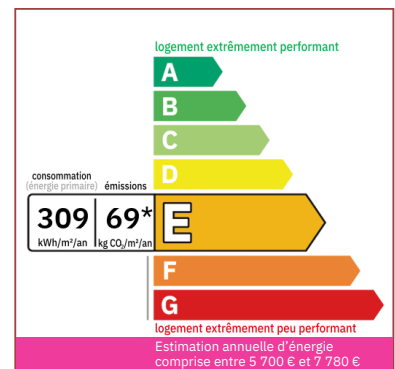
**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** Yes open hearth

**Built:** Not specified



Charming and warm stone property, less than 10 minutes from the bastide of Villeréal and its shops. Quiet, preserved and wooded environment: privileged location. Swimming pool and pond.

300 m<sup>2</sup> living

26 912 m<sup>2</sup>

- Castillonès -

12 Place Jasmin

47330 Castillonès

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Price fees included

490 000 €

Agency fees: 5 % VAT included\*

Price without fees: 466 666 €

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



# Agence Immobilière Valadié

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## • Description ref n°6932 •

Beautiful and authentic property comprising:

- A main house, Chartreuse style, with a living area of approximately 300 m<sup>2</sup>, less than 10 minutes from shops and villages.

On the ground floor:

- An entrance to a living room of 42.8 m<sup>2</sup>, fireplace with a wood stove, stone walls and sink, exposed beams and tiled floor. French window opening onto the garden.

- A dining room of 23 m<sup>2</sup>, tiled floor.

- A very bright kitchen of 36 m<sup>2</sup>, equipped with professional equipment, 3 Velux windows + bay window and door leading to the terrace.

A corridor of 4.7 m<sup>2</sup> which serves:

- A bathroom of 9 m<sup>2</sup> with sink, bidet, bathtub, heated towel rail.

- Two laundry rooms of 9.7 and 13 m<sup>2</sup>, one with a shower and storage cupboards.

- A separate toilet

- A spacious bedroom of 40 m<sup>2</sup> with 3 French windows opening onto the terrace and the garden.

- A billiard room of 31.2 m<sup>2</sup> accessible from the living room, French window with access to the garden.

Upstairs: mezzanine of 13 m<sup>2</sup> which serves:

- A bedroom of 32 m<sup>2</sup> with en suite shower room of 6 m<sup>2</sup> (sink, shower).

- A bedroom of 25 m<sup>2</sup> with a lounge area of 13 m<sup>2</sup>, access to the balcony via a French window

Exterior:

- A stone outbuilding (currently used as a garage) of 34 m<sup>2</sup>, but which could be converted into a guest house (presence of 2 bay windows)

- A closed wooden shed of approximately 95 m<sup>2</sup>

- Terrace adjoining the house

- Swimming pool 12 x 6m with a technical room

- Land of approximately 2.7 hectares with a pond.

Possibility of acquiring a guest house (Périgourdine in stone) and 8700 m<sup>2</sup> of additional land)

Comfort:

- Double glazing in the living room and kitchen.

- the central heating system is being connected to a gas boiler (new)

