Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6932

• House - Villeréal •



DETAILS

Land surface: 26912 m²

Number of bedrooms: 3

Number of levels: 1

Type of heating: Gas

Drainage/sewage: Septic tank

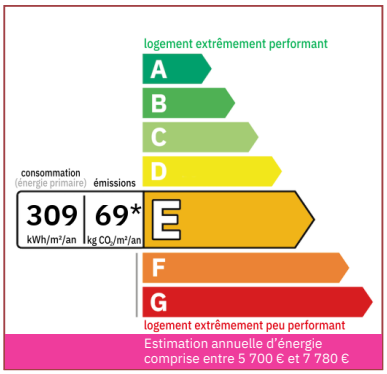
Swimming pool: Yes

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 m² living

26 912 m²

Non-binding document

- Castillonnès -
12 Place Jasmin
47330 Castillonnès
Tel : 05 53 40 22 69
castillonnes@valadie-immobilier.com

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

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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 m2, less than 10 minutes from shops and villages.

On the ground floor:
- An entrance to a living room of 42.8 m2, 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 m2, tiled floor.
- A very bright kitchen of 36 m2, equipped with professional equipment, 3 Velux windows + bay window and door leading to the terrace.

A corridor of 4.7 m2 which serves:
- A bathroom of 9 m2 with sink, bidet, bathtub, heated towel rail.
- Two laundry rooms of 9.7 and 13 m2, one with a shower and storage cupboards.
- A separate toilet
- A spacious bedroom of 40 m2 with 3 French windows opening onto the terrace and the garden.
- A billiard room of 31.2 m2 accessible from the living room, French window with access to the garden.

Upstairs: mezzanine of 13 m2 which serves:
- A bedroom of 32 m2 with en suite shower room of 6 m2 (sink, shower).
- A bedroom of 25 m2 with a lounge area of 13 m2, access to the balcony via a French window

Exterior:
- A stone outbuilding (currently used as a garage) of 34 m2, but which could be converted into a guest house (presence of 2 bay windows)
- A closed wooden shed of approximately 95 m2
- 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 m2 of additional land)

Comfort:
- Double glazing in the living room and kitchen.
- the central heating system is being connected to a gas boiler (new)







