



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: Without

Drainage/sewage: Septic tank

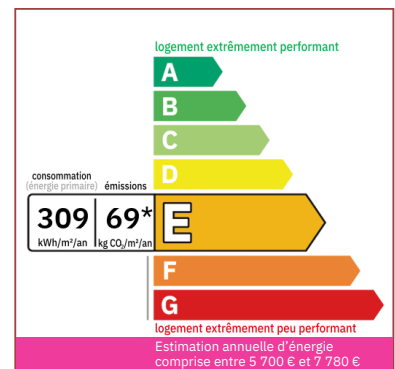
Swimming pool: Yes

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 town of Villeréal and its shops. Quiet, preserved and wooded environment: privileged location. Swimming pool and pond.

300 m² living

26 912 m²

- 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



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• Description ref n°6932 •

Beautiful and authentic property composed of:

- A main house, chartreuse type, 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 overlooking the garden.

- A dining room of 23 m², tiled floor.

- A very bright kitchen of 36 m², equipped with professional equipment, 3 skylights + bay window and access door to the terrace.

A 4.7 m² corridor serving:

- A bathroom of 9 m² with washbasin, bidet, bathtub, heated towel rail.

- Two laundry rooms of 9.7 and 13 m², one with a shower and storage cupboards.

- A separate WC

- 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 32 m² bedroom with en-suite shower room of 6 m² (sink, shower).

- A 25 m² bedroom with a 13 m² lounge area, access to the balcony via a French window

Possibility of acquiring in addition a guest house of around 145 m² with land of around 8700 m².

Exterior:

- A stone outbuilding (currently used as a garage) of 34 m², but convertible into a guest house (presence of 2 bay windows)

- A closed wooden hangar 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.

Comfort :

- Double glazing in the living room and the kitchen.

- Oil fired central heating.

