



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6956

• House - Villeréal •



## DETAILS

**Land surface:** 2582 m<sup>2</sup>

**Number of bedrooms:** 4

**Number of levels:** 1

**Type of heating:** Granulés

**Drainage/sewage:** Septic tank

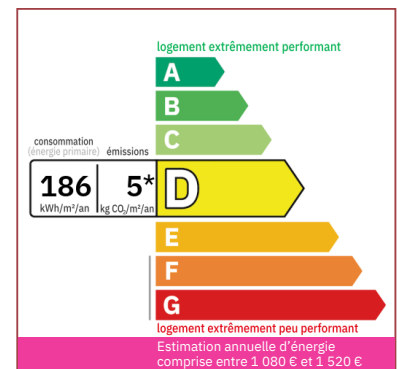
**Swimming pool:** Yes

**Ground floor living:** Yes

**Work needed:** No work

**Fireplace:** Yes closed hearth

**Built:** 1900



A completely renovated stone house in the countryside with 4 bedrooms and two bathrooms. A swimming pool in an interior courtyard. A studio in the basement. Land all around.

145 m<sup>2</sup> living

2 582 m<sup>2</sup>

- Villeréal -

17 place de la Halle

47210 Villeréal

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Price fees included

367 500 €

Agency fees: 5 % VAT included\*

Price without fees: 350 000 €

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





# Agence Immobilière Valadié

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## • Description ref n°6956 •

A completely renovated stone house in the countryside, near Villeréal. A living area of approximately 145 m<sup>2</sup>, on one level and a second sleeping area with a slope.

- A covered terrace upon arriving in front of the house which benefits from the unobstructed view of the surrounding countryside.

- An entrance to a dining room/kitchen of approximately 32 m<sup>2</sup>, tiled floor, a decorative fireplace, exposed stone walls and exposed beams. A French window opening onto the covered terrace.

A fitted and equipped kitchen.

- A living room of approximately 35 m<sup>2</sup>, tiled floor, a fireplace with an insert, a French window opening onto the interior courtyard and a French window opening onto the terrace.

- A bedroom of approximately 14.2 m<sup>2</sup>, floating parquet flooring, exposed beams, decorative fireplace and old cupboards.

- A bedroom of approximately 12.8 m<sup>2</sup>, floating parquet flooring, exposed beams and old cupboards.

- A separate toilet of approximately 1.6 m<sup>2</sup>, tiled floor.

- A bathroom of approximately 5.6 m<sup>2</sup> with a shower cubicle, a bathtub, double sink, tiled floor, earthenware walls.

- A drop of 5 steps towards:

- A clearance of approximately 8.8 m<sup>2</sup>, tiled floor and a door giving access to the interior courtyard.

- A bathroom of approximately 1.8 m<sup>2</sup> with a shower and sink.

- A bedroom of approximately 16.8 m<sup>2</sup>, parquet flooring, rendered walls, exposed beams, paneling on the walls. A French window leading outside.

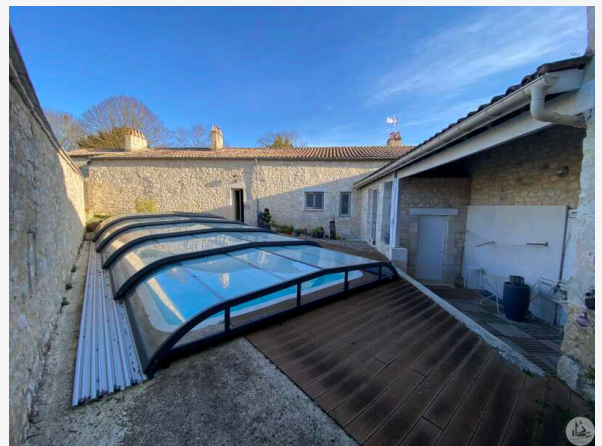
- A bedroom of approximately 13.2 m<sup>2</sup>, 2 windows, parquet flooring, exposed stone, paneling.

- A large room adjoining the living room, possibility of making a master suite, of approximately 30 m<sup>2</sup>, door leading to the outside

- A laundry room of approximately 6 m<sup>2</sup> and a boiler room of approximately 21 m<sup>2</sup> with the central heating system.

In the basement, a studio of approximately 20 m<sup>2</sup> with a kitchenette, a bathroom and a bedroom. cement floor and exposed stone walls.

A cellar under the house with the water heater.



Information elements: