



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6958

• House - Lougratte •



DETAILS

Land surface: 70270 m²

Number of bedrooms: 6

Number of levels: 0

Type of heating: Pompe à chaleur alimentant radiateurs

Drainage/sewage: Septic tank

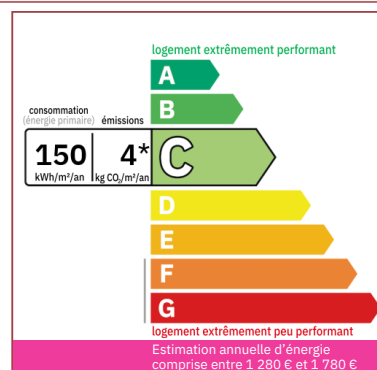
Swimming pool: No

Ground floor living: Yes

Work needed: Finitions / Décoration

Fireplace: Yes closed hearth

Built: Not specified



10 minutes from shops, old farm offering a comfortable traditional house with basement, a stone building to convert and a large partially open shed.

140 m² living

70 270 m²

- Villeréal -

17 place de la Halle

47210 Villeréal

Tel : 05 53 36 08 27

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Price fees included

451 500 €

Agency fees: 5 % VAT included*

Price without fees: 430 000 €

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



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• Description ref n°6958 •

Old farmhouse consisting of a traditional house including a veranda (25 m²), an entrance (9.2 m²), a fitted kitchen - 19.7 m² - (oven, hob and extractor), living / dining room (30.4 m²) with fireplace (wood stove), 3 bedrooms (11.1; 11.6 and 13.7 m²), bathroom (6.9 m²) with 2 sinks, shower and cupboard, w.c.

In the semi-buried basement (under the entire house): garage (61.2 m²), cellar (25.4 m²), boiler room (15.2 m²), 3 additional bedrooms (13.4; 9 and 10, 7 m²)

Heating by heat pump supplying a system of radiators. Insulation (cellulose wadding) Double-glazed PVC windows. Aluminum shutters.

Old stone house to renovate (approximately 80 m² on the ground) Roof redone. Aluminum shutters. Photovoltaic panels (production resold to EDF) Old elements could be highlighted: fireplace, terracotta floor, stone walls, beams. Aluminum shutters. The windows need to be replaced. The interior needs to be insulated and fitted out.

This 80 m² space could be increased by the use of adjoining outbuildings (2 lean-tos)
Chicken coop and old plum oven.

Former hangar of approximately 1000 m² (metal structure, concrete block walls, partial fiber cement roofing and metal sheets) including an old stable (210 m²)

Wooded land around the buildings. Private road. 1 well

