



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6963

• House - Villeréal •



DETAILS

Land surface: 1 ha

Number of bedrooms: 4

Number of levels: 0

Type of heating: Fuel oil

Drainage/sewage: Septic tank

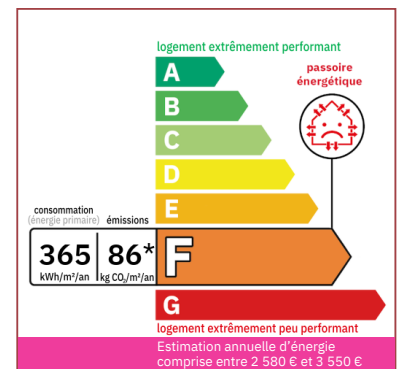
Swimming pool: No

Ground floor living: Yes

Work needed: Second work

Fireplace: Yes closed hearth

Built: 1900



An old agricultural property near Villeréal with a dwelling house and several stone and hangar-type outbuildings. A very pretty view of the countryside. Possibility of acquiring up to 70 hectares of land.

110 m² living

10 000 m²

- Villeréal -

17 place de la Halle

47210 Villeréal

Tel : 05 53 36 08 27

villereal@valadie-immobilier.com

Price fees included

233 200 €

Agency fees: 6 % VAT included*

Price without fees: 220 000 €

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



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• Description ref n°6963 •

In a quiet environment a few kilometers from the Bastide de Villeréal, a stone property including:

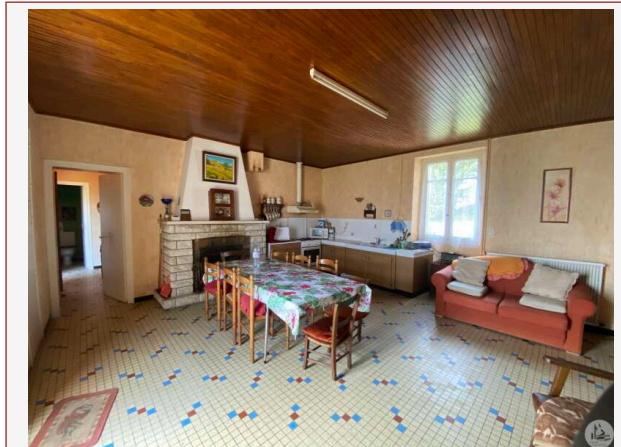
- A residential house with a living area of approximately 110 m², on one level, including:
 - A veranda of approximately 20.3 m², tiled floor, with a boiler room area.
 - An entrance of approximately 4.3 m², tiled floor, with a separate toilet.
 - A bedroom of approximately 16.9 m², linoleum flooring, cupboards.
 - A living/dining room/kitchen of approximately 31.75 m², a fireplace equipped with an insert, tiled floor, a sink. A kitchen area.
 - A bedroom of approximately 20.3 m², parquet flooring, 2 windows.
 - A corridor of approximately 3.8 m², tiled floor.
 - A bathroom of approximately 3 m², with a shower, a sink and a bidet. Tiled floor, earthenware walls and a window.
 - A bedroom of approximately 13.9 m², parquet flooring.
 - A bedroom of approximately 14.2 m², parquet flooring, a window.
- A covered terrace of approximately 70 m² on the front of the adjoining barn of the house.

Information elements:

- Oil central heating. Boiler From Dietrich.
- House connected to well water.
- Single-glazed joinery with wooden shutters.
- Uninsulated attic
- Sanitation by a non-compliant septic tank.

Several dependencies:

- A barn adjoining the house of 12m x 13m with a cellar of approximately 17.5 m² which also gives access to the attic.
- A stone barn adjoining this barn of 7.8m x 12m, cement floor.
- A stone dovecote with pigs in front of the house.
- An open hangar measuring 30 m x 14 m, fiber cement roof, clay floor.
- A second hangar of 25m x 8m, cement floor
- A garage of approximately 80 m², cement floor
- A shed located opposite the property, separated by a small country road, with a garage of approximately 25 m² and an open covered area of approximately 268m².



Exterior: