



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7040

• House - Villeréal •



## DETAILS

**Land surface:** 7030 m<sup>2</sup>

**Number of bedrooms:** 2

**Number of levels:** 2

**Type of heating:** Pompe à chaleur

**Drainage/sewage:** Septic tank

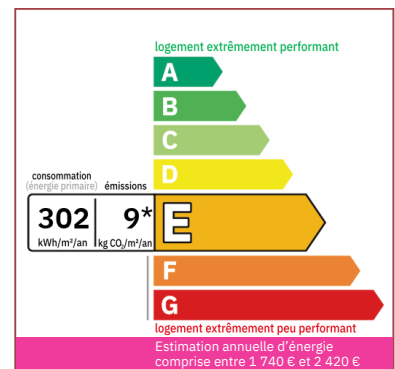
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** Yes closed hearth

**Built:** Not specified



Stone house of 110 m<sup>2</sup> approx. with dovecote which consists of 2 bedrooms with an office, an adjoining convertible barn, a wooden shed and land of approx. 7000m<sup>2</sup>. Close to the amenities of Villeréal.

110 m<sup>2</sup> living

7 030 m<sup>2</sup>

- Villeréal -

17 place de la Halle

47210 Villeréal

Tel : 05 53 36 08 27

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Price fees included

275 600 €

Agency fees: 6 % VAT included\*

Price without fees: 260 000 €

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



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## • Description ref n°7040 •

A stone house with a dovecote, with a living area of approximately 110 m<sup>2</sup>, comprising:

- An entrance via a 23m<sup>2</sup> veranda, tiled floor, paneled ceiling.

- A kitchen of approximately 10.9 m<sup>2</sup>, tiled floor, a fireplace with a pellet stove, paneling on the ceiling, wooden cupboards.

Kitchen equipped with high and low cupboards, a sink, an oven

- A bedroom of approximately 18.1 m<sup>2</sup>, wooden floor.

- A clearance of approximately 7 m<sup>2</sup>, tiled floor, with a staircase to the first floor. Cupboard under the stairs.

- A bathroom of approximately 8.3 m<sup>2</sup> with a bath, a walk-in shower, a washbasin, tiled floor, tiled walls in the shower and bath.

- A separate toilet,

Upstairs :

- A step,

- An office of around 7.6 m<sup>2</sup>, wooden floor, wood-panelled ceiling

- A living room of approximately 20 m<sup>2</sup> with a fireplace with wooden mantle, wooden floor, a staircase to the first floor of the dovecote.

- A bedroom of 19.7 m<sup>2</sup> in the dovecote, seagrass on the ground.

From the hallway on the ground floor there is access to the barn of around 73 m<sup>2</sup>, concrete floor, with a laundry room of around 10.6 m<sup>2</sup> and a small room of around 5m<sup>2</sup>.

- A boiler room adjoining the house of approximately 17 m<sup>2</sup>.

Additional Information :

- Heating by a heat pump and thermodynamic water heater.

- Wooden joinery with double glazing for certain openings. Wood shutter.

- Non-compliant septic tank sanitation.

- Property tax: approximately €300.

Outside :

- A wooden garden shed of 25m<sup>2</sup>.

- A wooden canopy.

- Well

- Fenced garden of approximately 7000 m<sup>2</sup>

