



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7043

• House - Villeréal •



## DETAILS

**Land surface:** 14898 m<sup>2</sup>

**Number of bedrooms:** 5

**Number of levels:** 0

**Type of heating:** Fuel oil

**Drainage/sewage:** Septic tank

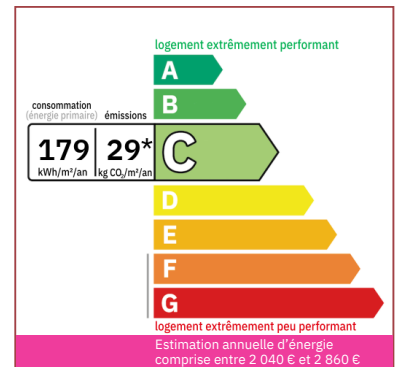
**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** Yes open hearth

**Built:** Not specified



10 minutes from the shops, perched on a hill giving it beautiful views of the countryside, in a quiet location, house with various outbuildings and offering seasonal rental potential.

153 m<sup>2</sup> living

14 898 m<sup>2</sup>

- Villeréal -

17 place de la Halle

47210 Villeréal

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Price fees included

408 100 €

Agency fees: 6 % VAT included\*

Price without fees: 385 000 €

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





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## • Description ref n°7043 •

Property consisting of a traditional house and various outbuildings:

- Main house offering a fully equipped kitchen - 24.3 m<sup>2</sup> (ovens, hob, extractor hood, dishwasher) opening onto a dining room, a bright living room - 23.5 m<sup>2</sup> with a fireplace (insert), a pantry/laundry room (2.1 m<sup>2</sup>), a hallway (10.2 m<sup>2</sup>) with cupboards leading to three bedrooms - 11.2 m<sup>2</sup> and two of 8.8 m<sup>2</sup> (with cupboards), a shower room - 5.4 m<sup>2</sup> (double sink and walk-in shower), and a toilet.

In the extension adjoining the house and accessible from the kitchen or a separate entrance: a room - 35.4 m<sup>2</sup> under the attic (mezzanine style) with its shower room/toilet and space for a kitchenette (to be converted) which could be used as a separate studio or guest bedroom; On the ground floor: entrance hall (9.1 m<sup>2</sup>), bedroom or office (13.1 m<sup>2</sup>) with closet, boiler room/laundry room.

Oil-fired central heating in the house + insert with 4 vents distributing heat throughout the house. Air conditioning in the living room/mezzanine. Electric convector heater in the bedroom/office. Double glazing, mostly PVC or aluminum (except for the French windows in the living room and bedroom/office), 2 solar panels (for water heating), fiber optics.

Outbuildings: Adjoining the extension: carport (44.2 m<sup>2</sup>) with oil tank. Garage/workshop (95.6 m<sup>2</sup>). Wooden outbuilding (47.9 m<sup>2</sup>). Cinder block building (110.4 m<sup>2</sup>) consisting of 4 garages + storage upstairs. Attached carport (5.9m x 4.4m)

Away from the buildings: 8.3m x 3.6m mobile home (living room/kitchen, 2 bedrooms, shower room, toilet) with wooden deck. Separate septic tank and access road.

Landscaped grounds with trees, chlorine-treated swimming pool (12 x 6m) with roller shutter. Pool house with shower room, toilet, and professional kitchen. Covered terrace. Barbecue. Irrigated orchard. Possibility to purchase 1.9 hectares of meadows and 8,000 m<sup>2</sup> of woodland for an additional fee.

Borehole with irrigation system.

