



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7043

• House - Villeréal •



DETAILS

Land surface: 4.25 ha

Number of bedrooms: 5

Number of levels: 0

Type of heating: Fuel oil

Drainage/sewage: Septic tank

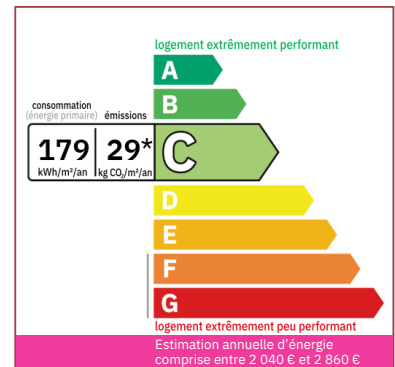
Swimming pool: Yes

Ground floor living: No

Work needed: Finitions / Décoration

Fireplace: Yes open hearth

Built: Not specified



10 minutes from shops, perched on a height providing beautiful views of the countryside, quiet, house with various outbuildings and offering seasonal rental potential.

153 m² living

42 500 m²

- Villeréal -

17 place de la Halle

47210 Villeréal

Tel : 05 53 36 08 27

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Price fees included

420 000 €

Agency fees: 5 % VAT included*

Price without fees: 400 000 €

*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:

- Dwelling house offering equipped kitchen - 24.3 m² - (ovens, hob, hood, dishwasher) open to dining room, bright living room - 23.5 m² - with fireplace (insert), pantry/laundry room (2.1 m²), hallway (10.2 m²) with cupboards leading to 3 bedrooms - 11.2 m² and 2 of 8.8 m² (with cupboard), a bathroom - 5.4 m² - (double sink and Italian shower), w.c.

In the extension adjoining the house and accessible via the kitchen or independent entrance: a room - 35.4 m² in the attic (mezzanine type) with its bathroom / w.c and space for a kitchenette (to be converted) which can be used as a studio independent or guest room; On the ground floor: entrance (9.1 m²), bedroom or office (13.1 m²) with cupboard, boiler room/laundry room.

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

Outbuildings: adjoining the extension: carport (44.2 m²) with fuel tank. Garage/workshop (95.6 m²) Wooden outbuilding (47.9 m²) Concrete block building (110.4 m²) composed of 4 garages + storage upstairs. Adjoining carport (5.9m x 4.4m)

Away from the buildings: mobile home of 8.3m x 3.6m (living room/kitchen, 2 bedrooms, bathroom, toilet) with wooden terrace. Septic tank and independent access path.

Land with landscaped park with trees, chlorine swimming pool (12 x 6m) - roller shutter. Pool house with shower room, toilet and professional kitchen. Covered terrace. Barbecue. Irrigated orchard. Drilling with system irrigating the land.

