



# 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

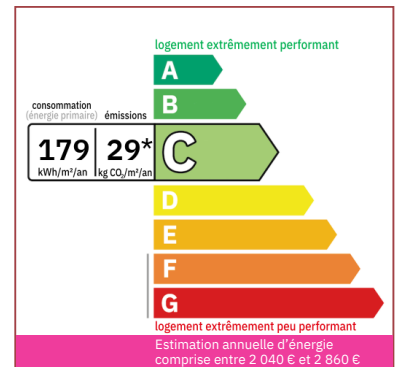
**Swimming pool:** Yes

**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 m<sup>2</sup> living

42 500 m<sup>2</sup>

- Villeréal -

17 place de la Halle

47210 Villeréal

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Price fees included

430 500 €

Agency fees: 5 % VAT included\*

Price without fees: 410 000 €

\*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 m<sup>2</sup> - (ovens, hob, hood, dishwasher) open to dining room, bright living room - 23.5 m<sup>2</sup> - with fireplace (insert), pantry/laundry room (2.1 m<sup>2</sup>), hallway (10.2 m<sup>2</sup>) with cupboards leading to 3 bedrooms - 11.2 m<sup>2</sup> and 2 of 8.8 m<sup>2</sup> (with cupboard), a bathroom - 5.4 m<sup>2</sup> - (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 m<sup>2</sup> 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 m<sup>2</sup>), bedroom or office (13.1 m<sup>2</sup>) 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 m<sup>2</sup>) with fuel tank. Garage/workshop (95.6 m<sup>2</sup>) Wooden outbuilding (47.9 m<sup>2</sup>) Concrete block building (110.4 m<sup>2</sup>) 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.

