## Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960


## DETAILS

Land surface: $52103 \mathrm{~m}^{2}$
Number of bedrooms: 4
Number of levels: 1
Type of heating: Wood + Electric
Drainage/sewage: Septic tank

Swimming pool: No
Ground floor living: No
Work needed: No work
Fireplace: Yes closed hearth
Built: 1879


Beautiful stone property from 1879, completely restored on its 5 hectares consisting of a house of 212 m 2 , habitable on one level, completely renovated and its outbuildings. Quiet location, not isolated, 10 minutes from shops.

| $212 \mathrm{~m}^{2}$ living |
| :---: |
| $52103 \mathrm{~m}^{2}$ |

- Villeréal -

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Price fees included
$525000 €$
Agency fees: 5 \% VAT included* Price without fees: $500000 €$
*The agency fees are entirely at the cost of the purchaser

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## - Description ref $n^{\circ} 7048$ •

Stone house entirely restored between 2016 and 2024, with a living area of approximately 212 m 2 which consists of: two entrances, one to an equipped kitchen (33m2), the other to a living room of 40 m 2 with a mezzanine $9,65 \mathrm{~m} 2$.
A distribution corridor of 12 m 2 which serves a bedroom of 11 m 2 with bathroom (sink, toilet), a mezzanine 9.65 m 2 .
A master suite of 18.50 m 2 with bathroom (2 sinks, toilet) and a dressing room of 2 m 2 .
A cellar (clay floor) of 15 m 2 and a laundry room of 5 m2.
Upstairs: a bedroom of 20 m 2 .
Entrance door opening onto a distribution corridor of 8.49 m 2 which serves a bedroom of 26 m 2 , a laundry room of 6 m 2 with a bathroom of 7 m 2 .

Wood and electric heating. Roof of the house redone in 2022
3 solar panels for domestic hot water.
2 photovoltaic panels which power the boiler pumps.

Adjoining the house: an open terrace of 88 m 2 plus a stable of 42 m 2 .
An old stone garage of 17 m 2 .
A stone pigsty of 18 m 2 .
A second pigsty ( 3 boxes) of 9 m 2 each.
A shed for 3 cars of 85 m 2 adjoining the house.
Pond at the back of the house of $200 \mathrm{m2}$.
Buried rainwater collector with a capacity of 5000 L .
Land with an area of 52,103 m2
Ideal for horses.


