

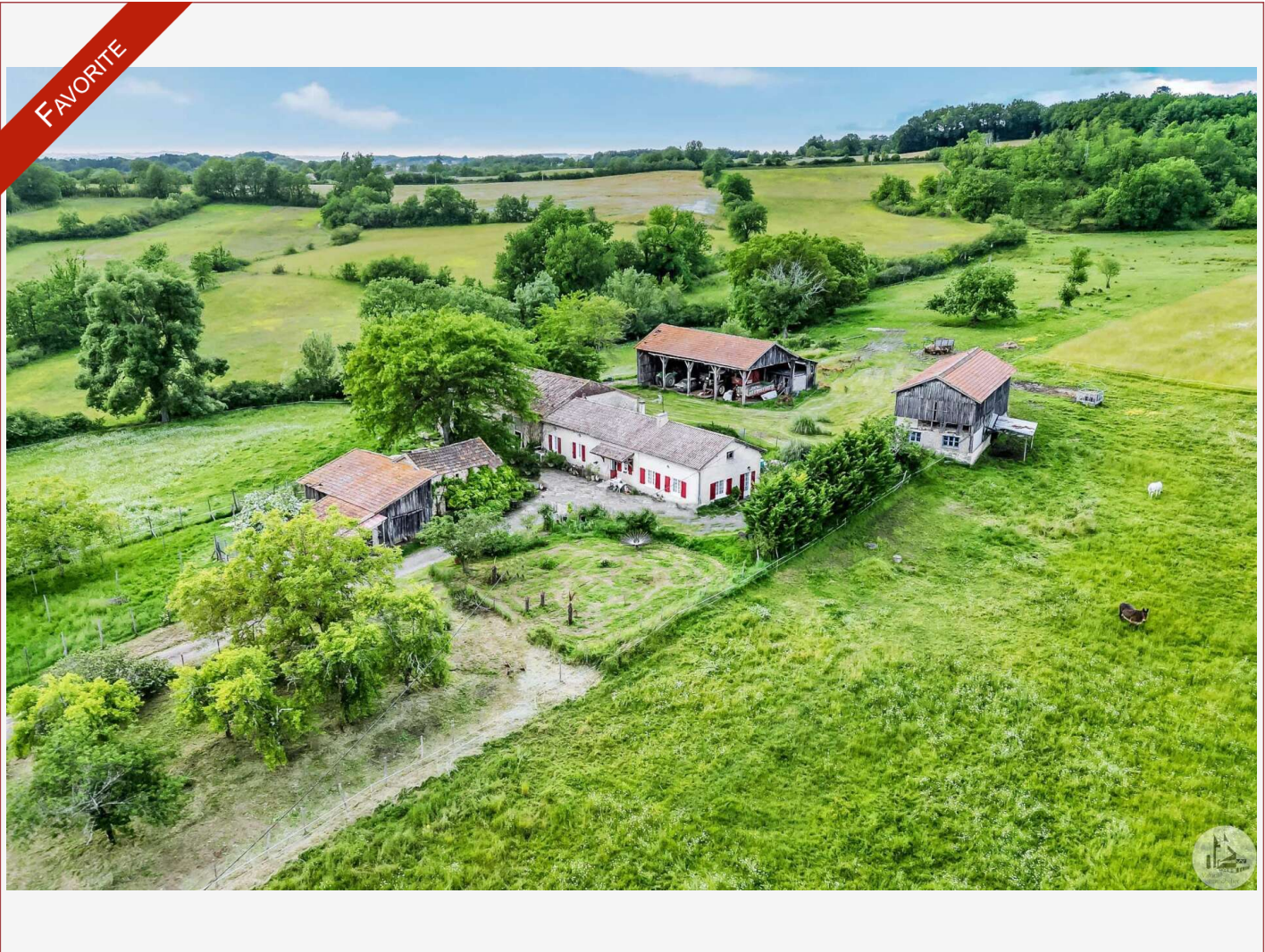


Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7067

• House - Villeréal •



DETAILS

Land surface: 17 ha

Number of bedrooms: 4

Number of levels: 0

Type of heating: Fuel oil

Drainage/sewage: Septic tank

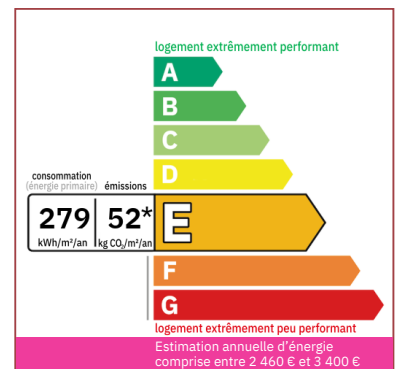
Swimming pool: No

Ground floor living: Yes

Work needed: Finitions / Décoration

Fireplace: Yes closed hearth

Built: Not specified



Discover this exceptional property on 17 hectares including a main house with kitchen-dining room, two living rooms, four bedrooms and two bathrooms. The outbuildings include two drying sheds, two barns and a wooden henhouse. The

135 m² living

170 000 m²

- Villeréal -

17 place de la Halle

47210 Villeréal

Tel : 05 53 36 08 27

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Price fees included

333 900 €

Agency fees: 6 % VAT included*

Price without fees: 315 000 €

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



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• Description ref n°7067 •

Property Description

Discover this magnificent property nestled in the heart of 17 hectares of land, ideally designed for those looking for space, comfort and tranquility.

Main House

- **Kitchen/Dining room**: Spacious and bright, this 32 m² room is the heart of the house, perfect for convivial meals.
- **Living room**: With a surface area of 23 m², this warm living room invites you to relax.
- **Sleeping area**:
 - **Single-storey bedroom with shower room and WC**: A 20 m² suite, practical and comfortable.
 - **Second bedroom**: 9 m², ideal for a child or an office.
 - **Corridor**: 4.5 m², leading to the different rooms.
 - **Secondary living room**: To be finished, this 17 m² living room with bay window offers direct access to the garden, perfect for enjoying the outdoors.
 - **Independent bathroom**: Equipped with a walk-in shower, a vanity unit, a WC and a laundry area, this 6 m² room is functional and modern.
 - **Additional bedrooms**:
 - **Third bedroom**: 10 m², pleasant and bright.
 - **Fourth bedroom**: 13 m², offering generous space.

Outbuildings and Exteriors

- **Old dryer**: 188 m², offering numerous development possibilities.
- **Second dryer**: 110 m², also very spacious.
- **Adjoining stone barn**: 127 m², ideal for storage or a workshop.
- **Separate stone barn**: Divided into two parts of 18 m² and 30 m².
- **Wooden chicken coop**: 51 m², perfect for animal lovers.
- **Parking space**: Ample, to accommodate several vehicles.
- **Meadow and fruit trees**: The land includes mature trees, cherry trees, plum trees and oaks.
- **Three ponds**: Add a touch of charm and tranquility to the property.

Comfort and Equipment

- **Oil central heating**: Ensures constant and comfortable heat.

