

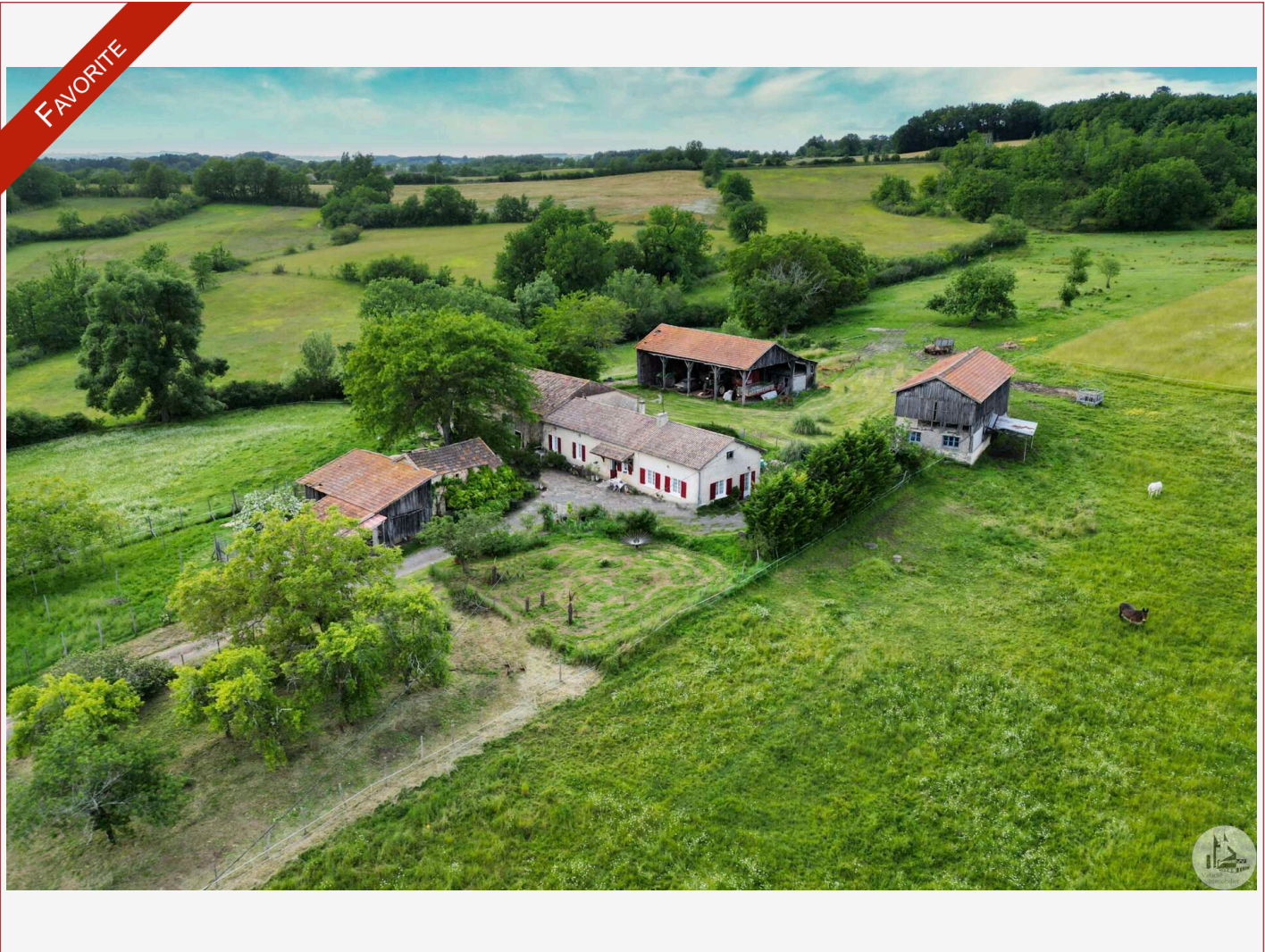


# Agence Immobilière Valadié

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

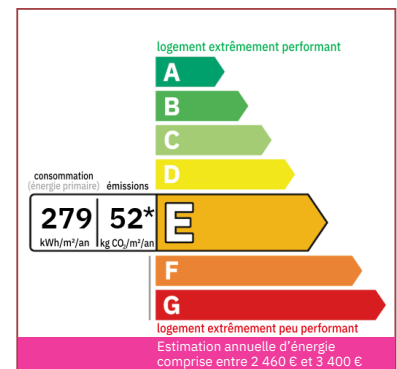
**Swimming pool:** No

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

170 000 m<sup>2</sup>

- Villeréal -

17 place de la Halle

47210 Villeréal

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Price fees included

349 800 €

Agency fees: 6 % VAT included\*

Price without fees: 330 000 €

\*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 m<sup>2</sup> room is the heart of the house, perfect for convivial meals.
- **Living room**: With a surface area of 23 m<sup>2</sup>, this warm living room invites you to relax.
- **Sleeping area**:
  - **Single-storey bedroom with shower room and WC**: A 20 m<sup>2</sup> suite, practical and comfortable.
  - **Second bedroom**: 9 m<sup>2</sup>, ideal for a child or an office.
  - **Corridor**: 4.5 m<sup>2</sup>, leading to the different rooms.
  - **Secondary living room**: To be finished, this 17 m<sup>2</sup> 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 m<sup>2</sup> room is functional and modern.
- **Additional bedrooms**:
  - **Third bedroom**: 10 m<sup>2</sup>, pleasant and bright.
  - **Fourth bedroom**: 13 m<sup>2</sup>, offering generous space.

#### #### Outbuildings and Exteriors

- **Old dryer**: 188 m<sup>2</sup>, offering numerous development possibilities.
- **Second dryer**: 110 m<sup>2</sup>, also very spacious.
- **Adjoining stone barn**: 127 m<sup>2</sup>, ideal for storage or a workshop.
- **Separate stone barn**: Divided into two parts of 18 m<sup>2</sup> and 30 m<sup>2</sup>.
- **Wooden chicken coop**: 51 m<sup>2</sup>, 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.

