



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7103

• House - Villeréal •



## DETAILS

**Land surface:** 1 ha

**Number of bedrooms:** 5

**Number of levels:** 1

**Type of heating:** Gas

**Drainage/sewage:** Septic tank

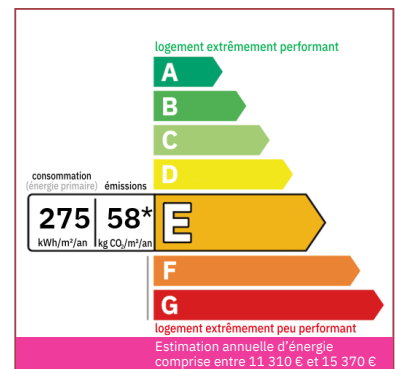
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Second work

**Fireplace:** Yes open hearth

**Built:** 1800



VILLEREAL sector - An authentic water mill with a living area of approximately 300 m<sup>2</sup>. A millstone room in very good condition, in a beautiful environment. Land of approximately 1.4 hectares.

300 m<sup>2</sup> living

10 000 m<sup>2</sup>

- Villeréal -

17 place de la Halle

47210 Villeréal

Tel : 05 53 36 08 27

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Price fees included

318 000 €

Agency fees: 6 % VAT included\*

Price without fees: 300 000 €

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



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## • Description ref n°7103 •

A single-storey stone water mill with a living area of approximately 300 m<sup>2</sup>. including:

- A distribution corridor serving:
- a living room of approximately 25 m<sup>2</sup>. tiled floor, fireplace
- a kitchen overlooking the garden, tiled floor (work surface, sink)
- a bedroom of approximately 20 m<sup>2</sup>.
- a bathroom
- a toilet. - A very beautiful millstone room measuring 11 m by 10 m in very good condition,
- a room of approx. 16 m<sup>2</sup>, tiled floor, exposed beams.
- A boiler room with boiler.

Upstairs :

- a distribution hall
- a bathroom with toilet
- 4 bedrooms of approximately 20 m<sup>2</sup>. each with parquet floor
- an attic.
- Gas central heating

- Land of approximately 14,520 m<sup>2</sup>. - Sanitation of the house is done by septic tank. River. Possibility of purchasing a guest house (a small country road separates the 2 buildings): see reference 6634.

