

# 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

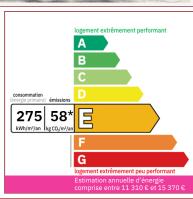
Swimming pool: No

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 m2. 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 villereal@valadie-immobilier.com

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

Non-binding document



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### • Description ref n°7103 •

A single-storey stone water mill with a living area of approximately 300 m2. including:

- A distribution corridor serving:
- a living room of approximately 25 m2. tiled floor, fireplace
- a kitchen overlooking the garden, tiled floor (work surface, sink)
- a bedroom of approximately 20 m2.
- a bathroom
- a toilet. A very beautiful millstone room measuring 11 m by 10 m in very good condition,
- a room of approx. 16 m2, tiled floor, exposed beams.
- A boiler room with boiler.

#### **Upstairs**:

- a distribution hall
- a bathroom with toilet
- 4 bedrooms of approximately 20 m2. each with parquet floor
- an attic.
- Gas central heating
- Land of approximately 14,520 m2. 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.









