



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7120

• House - Villeréal •



## DETAILS

**Land surface:** 4110 m<sup>2</sup>

**Number of bedrooms:** 3

**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:** Not specified

Logement économe

≤ 50 A

51 à 90 B

91 à 150 C

151 à 230 D

231 à 330 E

331 à 450 F

> 450 G

Logement énergivore

DPE en cours

House of 180 m<sup>2</sup> on 4,000 m<sup>2</sup> of land with attached barn of 200 m<sup>2</sup> and equestrian building of 150 m<sup>2</sup>. 3 bedrooms, veranda, games room, convertible attic, electric heating, 3 wood stoves, new roof, 2 wells.

180 m<sup>2</sup> living

4 110 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

296 800 €

Agency fees: 6 % VAT included\*

Price without fees: 280 000 €

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



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## • Description ref n°7120 •

### Charming Property with Outbuildings and Large Land

This magnificent property includes a main house of 180 m<sup>2</sup>, located on a vast plot of land of 4,000 m<sup>2</sup>, offering an ideal living environment for nature lovers and horse riding enthusiasts.

#### **\*\*Main House:\*\***

##### **\*\*Ground floor:\*\***

- Veranda of 32 m<sup>2</sup> with two exterior accesses.
- Spacious entrance of 10 m<sup>2</sup>.
- 25 m<sup>2</sup> kitchen equipped with a wood stove.
- Large toilets.
- Three exterior accesses.

##### **\*\*First floor:\*\***

- Three bedrooms of 40 m<sup>2</sup>, 18 m<sup>2</sup>, and 15 m<sup>2</sup>.
- Shower room with sanibroyeur.

##### **\*\*Attic:\*\***

- Can be converted over the entire surface of the house.

##### **\*\*Game room:\*\***

- 60 m<sup>2</sup> with exterior access.

#### **\*\*Dependencies:\*\***

- Barn attached to the house of approximately 200 m<sup>2</sup>.
- Building 50 m from the house, including a stable and 5 boxes, totaling 150 m<sup>2</sup>.

#### **\*\*Technical characteristics:\*\***

- Electric heating.
- Three wood stoves: one large on the ground floor, two small ones upstairs (one in a living room, one in a bedroom).
- Exterior septic tank.
- New roof.

#### **\*\*Exterior Facilities:\*\***

- Two wells.
- Outdoor toilets.

#### **\*\*Charges and Taxes:\*\***

- Housing tax: €1,000.
- Property tax: €550.

This property offers an exceptional living environment with numerous development possibilities. It is perfect for a family or to develop an equestrian activity. Contact us for more information or to arrange a visit.

