



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7120

• House - Villeréal •



DETAILS

Land surface: 4110 m²

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 m² on 4,000 m² of land with attached barn of 200 m² and equestrian building of 150 m². 3 bedrooms, veranda, games room, convertible attic, electric heating, 3 wood stoves, new roof, 2 wells.

180 m² living

4 110 m²

- 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 m², located on a vast plot of land of 4,000 m², offering an ideal living environment for nature lovers and horse riding enthusiasts.

****Main House:****

****Ground floor:****

- Veranda of 32 m² with two exterior accesses.
- Spacious entrance of 10 m².
- 25 m² kitchen equipped with a wood stove.
- Large toilets.
- Three exterior accesses.

****First floor:****

- Three bedrooms of 40 m², 18 m², and 15 m².
- Shower room with sanibroyeur.

****Attic:****

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

****Game room:****

- 60 m² with exterior access.

****Dependencies:****

- Barn attached to the house of approximately 200 m².
- Building 50 m from the house, including a stable and 5 boxes, totaling 150 m².

****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.

