



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7125

• House - Villeréal •



DETAILS

Land surface: 19040 m²

Number of bedrooms: 3

Number of levels: 1

Type of heating: Fuel oil

Drainage/sewage: Septic tank

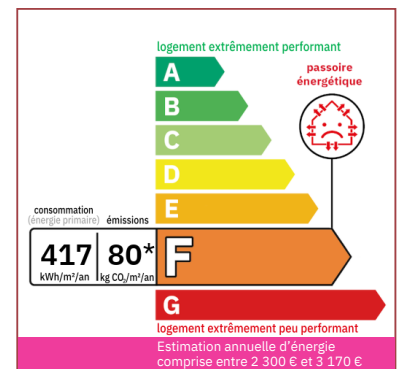
Swimming pool: No

Ground floor living: No

Work needed: Second work

Fireplace: Yes open hearth

Built: Not specified



Less than 10 minutes from shops, in a quiet site, not overlooked, view of the surrounding countryside, old farmhouse with a house and various outbuildings offering multiple development possibilities. 1.9 ha of land.

80 m² living

19 040 m²

- Villeréal -

17 place de la Halle

47210 Villeréal

Tel : 05 53 36 08 27

villereal@valadie-immobilier.com

Price fees included

212 000 €

Agency fees: 6 % VAT included*

Price without fees: 200 000 €

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



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

• Description ref n°7125 •

This former agricultural operation includes:

- a house with basement (built in 1963) with on the ground floor: garage, (31.2 m²) laundry/boiler room area (7.5 m²), pantry (12 m²) with a window - which can be converted into a fourth bedroom, a bedroom (11.3 m²) Upstairs: hallway (9 m²) with cupboards, kitchen (12.4 m²) with fireplace, dining room/living room (18.5 m²), 2 bedrooms (11.9 and 12.3 m²), bathroom (3.9 m²) with sink, bidet and shower, w.c. PVC double-glazed windows in the kitchen and bathroom, wooden overglazing or single glazing for others. Oil central heating.

- various outbuildings: old cellar / old barn (approximately 170 m²), henhouse (approximately 40 m²), stone barn (48 m²) and its awning (30 m²), old cellar dwelling (approximately 80 m²) with terrace covered to restore, old barn partly in stone (133 m²) and partly in concrete blocks (approximately 460 m²), workshop.

The whole is maintained. The roofs are mostly in good condition.

The old house has undeniable potential for obtaining a second home, especially as it is not attached to the main house (approximately 25 m) and has an independent access path . .

Carefully maintained and nicely wooded land, landscaped with orchard, well.

