



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7125

• House - Villeréal •



## DETAILS

**Land surface:** 19040 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 1

**Type of heating:** Fuel oil

**Drainage/sewage:** Septic tank

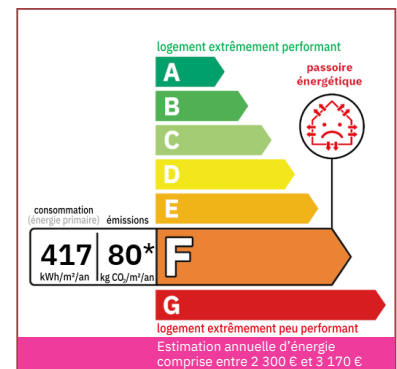
**Swimming pool:** No

**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 m<sup>2</sup> living

19 040 m<sup>2</sup>

- Villeréal -

17 place de la Halle

47210 Villeréal

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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





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## • Description ref n°7125 •

This former agricultural operation includes:

- a house with basement (built in 1963) with on the ground floor: garage, (31.2 m<sup>2</sup>) laundry/boiler room area (7.5 m<sup>2</sup>), pantry (12 m<sup>2</sup>) with a window - which can be converted into a fourth bedroom, a bedroom (11.3 m<sup>2</sup>) Upstairs: hallway (9 m<sup>2</sup>) with cupboards, kitchen (12.4 m<sup>2</sup>) with fireplace, dining room/living room (18.5 m<sup>2</sup>), 2 bedrooms (11.9 and 12.3 m<sup>2</sup>), bathroom (3.9 m<sup>2</sup>) 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 m<sup>2</sup>), henhouse (approximately 40 m<sup>2</sup>), stone barn (48 m<sup>2</sup>) and its awning (30 m<sup>2</sup>), old cellar dwelling (approximately 80 m<sup>2</sup>) with terrace covered to restore, old barn partly in stone (133 m<sup>2</sup>) and partly in concrete blocks (approximately 460 m<sup>2</sup>), 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.

