

# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7152

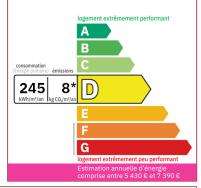
House - Villeréal



## DETAILS

Land surface: 8830 m<sup>2</sup> Number of bedrooms: 5 Number of levels: 2 Type of heating: Electric Drainage/sewage: Septic tank

Swimming pool: Yes Ground floor living: No Work needed: Finitions / Décoration Fireplace: Yes closed hearth Built: 1900



A few minutes from Villeréal, a beautiful stone property with a main house on 3 levels, two gîtes, a swimming pool, garden of approximately 8830 m2 with a well and a lovely view of the surrounding countryside.

# 280 m<sup>2</sup> living

8 830 m<sup>2</sup>

Non-binding document

- Villeréal -17 place de la Halle 47210 Villeréal Tel : 05 53 36 08 27 villereal@valadie-immobilier.com Price fees included 595 000 €

Agency fees: 5,6 % VAT included\* Price without fees: 563 500 €

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

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# • Description ref n°7152 •

A stone property with a main house of approximately 280 m2, built in 1902, including:

- An entrance hall of approximately 43 m2 which is also a through corridor, with a staircase leading upstairs to a separate toilet with a hand basin, terracotta tiles on the floor.

- a kitchen/dining room/living room of approximately 48 m2, tiled floor, A marble fireplace equipped with an insert. Kitchen fitted with high and low cupboards and a sink.

- A living room of approximately 21.5 m2, parquet flooring, a marble fireplace.

#### Upstairs :

- A distribution landing of approximately 9.8 m2, parquet flooring.

- A bedroom of approximately 15.5 m2, parquet flooring.

- A living room of approximately 23.5 m2, a marble fireplace equipped with a wood stove, hardwood flooring.

- A bedroom of approximately 19.2 m2, floor to ground.

- A bedroom of approximately 17.6 m2, parquet flooring, a marble fireplace, cupboards

- A bathroom of approximately 11.5 m2, tiled floor, a sink, a shower, a bathtub, a toilet, a towel dryer.

## Second floor:

- A living room of approximately 28 m2 with floating parquet flooring

- A bathroom of approximately 6.5 m2 with a shower, a sink, a toilet, a towel dryer

- A bedroom of approximately 20.3 m2, floating parquet flooring.

- A bedroom of approximately 15.3 m2, floating parquet flooring.

A terrace.

Additional information:

- Electric heating by radiators.
- Wooden joinery with double glazing, shutters.
- Electricity up to standards.

- Sanitation by 2 septic tanks, one for the main house and one for the gîtes.

A gîte of approximately 93 m2 including:

- An entrance into a living room/kitchen/dining room of approximately 41.6 m2, a staircase to the first floor, tiled floor.









