



# 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

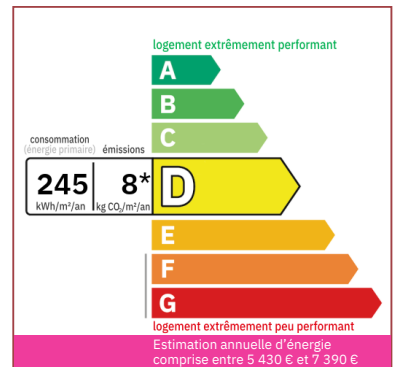
**Swimming pool:** Yes

**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 m<sup>2</sup> with a well and a lovely view of the surrounding countryside.

280 m<sup>2</sup> living

8 830 m<sup>2</sup>

- Villeréal -

17 place de la Halle

47210 Villeréal

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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 m<sup>2</sup>, built in 1902, including:

- An entrance hall of approximately 43 m<sup>2</sup> 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 m<sup>2</sup>, 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 m<sup>2</sup>, parquet flooring, a marble fireplace.

Upstairs :

- A distribution landing of approximately 9.8 m<sup>2</sup>, parquet flooring.
- A bedroom of approximately 15.5 m<sup>2</sup>, parquet flooring.
- A living room of approximately 23.5 m<sup>2</sup>, a marble fireplace equipped with a wood stove, hardwood flooring.
- A bedroom of approximately 19.2 m<sup>2</sup>, floor to ground.
- A bedroom of approximately 17.6 m<sup>2</sup>, parquet flooring, a marble fireplace, cupboards
- A bathroom of approximately 11.5 m<sup>2</sup>, tiled floor, a sink, a shower, a bathtub, a toilet, a towel dryer.

Second floor:

- A living room of approximately 28 m<sup>2</sup> with floating parquet flooring
- A bathroom of approximately 6.5 m<sup>2</sup> with a shower, a sink, a toilet, a towel dryer
- A bedroom of approximately 20.3 m<sup>2</sup>, floating parquet flooring.
- A bedroom of approximately 15.3 m<sup>2</sup>, 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 m<sup>2</sup> including:

- An entrance into a living room/kitchen/dining room of approximately 41.6 m<sup>2</sup>, a staircase to the first floor, tiled floor.

