



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7152

• House - Villeréal •



DETAILS

Land surface: 8830 m²

Number of bedrooms: 5

Number of levels: 2

Type of heating: Electric

Drainage/sewage: Septic tank

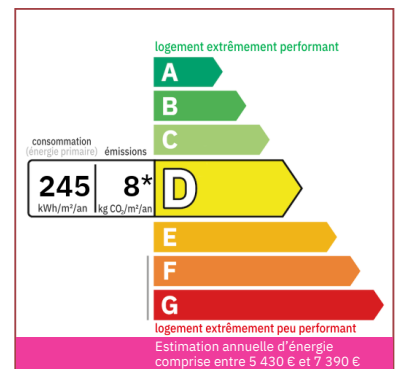
Swimming pool: Yes

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 m² living

8 830 m²

- 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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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.

