



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7171

• House - Villeréal •



DETAILS

Land surface: 45422 m²

Number of bedrooms: 2

Number of levels: 0

Type of heating: Wood + Electric

Drainage/sewage: Septic tank

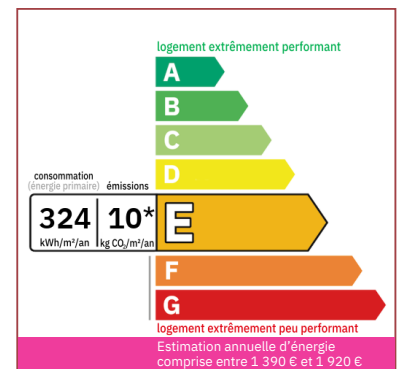
Swimming pool: No

Ground floor living: Yes

Work needed: Finitions / Décoration

Fireplace: Yes closed hearth

Built: 1987



A few steps from Villeréal and with land of 4.5 ha, 2 wells, old farmhouse offering a house and a barn, as well as 2 building plots. Rare situation both rural and village.

70 m² living

45 422 m²

- Villeréal -

17 place de la Halle

47210 Villeréal

Tel : 05 53 36 08 27

villereal@valadie-immobilier.com

Price fees included

259 700 €

Agency fees: 6 % VAT included*

Price without fees: 245 000 €

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



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

• Description ref n°7171 •

Old farmhouse consisting of a dwelling house (approximately 70 m² of living space) and a barn/outbuildings (approximately 215 m²) on 4.5 ha of land (part of which is buildable)

The house comprises on one level: a kitchen (14.7 m²) fitted with an insert, a living room (24.2 m²) with French window onto terrace/garden, a corridor (2.6 m²) with cupboards leading to 2 bedrooms (10.8 each), a bathroom of approximately 4.4 m² (sink, shower, bathtub and bidet) and a separate toilet.

Covered terrace.

Insert heating (an electric convector in the kitchen)
Single and double-glazed wooden windows. Blown insulation in the attic. VMC.

Independent barn divided into different parts: a large space of approximately 150 m², a storeroom (7.5 m²), a tiled room (8.4 m²), and at the rear: 2 horse boxes (11.7 and 11.6 m²) and an open hangar (24.1 m²)

Land of 4.5 ha with fruit trees, meadow, 2 wells and bordered by a river in the background. 2 building plots

