Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7279 • House - Villeréal •



DETAILS

Land surface: 2546 m²

Number of bedrooms: 3

Number of levels: 0

Type of heating: Wood + Electric

Drainage/sewage: Septic tank

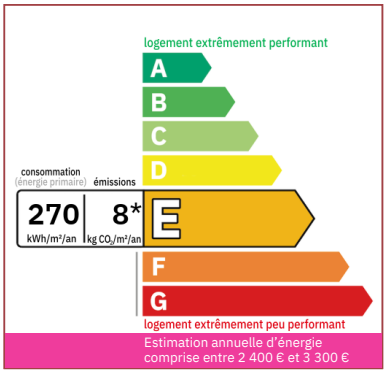
Swimming pool: Yes

Ground floor living: Yes

Work needed: No work

Fireplace: Yes closed hearth

Built: 1950



Set of two character houses recently restored, comprising a main house, a guest house, and outbuildings, in a beautiful wooded park with swimming pool, on the outskirts of a small town.

126 m² living

2 546 m²

Non-binding document

- Villeréal -
17 place de la Halle
47210 Villeréal
Tel : 05 53 36 08 27
villereal@valadie-immobilier.com

Price fees included

371 000 €

Agency fees: 6 % VAT included*
Price without fees: 350 000 €

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

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• Description ref n°7279 •

In a quiet and not isolated rural setting, recently restored character complex comprising:
- a carefully restored main house comprising: a fitted kitchen (12.8 m2) with high and low units, ceramic hob, extractor hood, oven, fridge, dishwasher (HS) and corner sink; a living room (47.5 m2) with fireplace (insert), old stone sink and cupboard, exposed beams, giving access to the terrace; a corridor (13.8 m2) with large cupboard; 2 bedrooms (15.3 and 15 m2) with wooden floor and French window opening onto the garden; a bathroom (8.8 m2) with sink, corner bath, Italian shower, cupboard; a separate toilet and a laundry room (11.8 m2) with sink, water heater and French window opening onto the garden. The laundry room could easily be converted into a 3rd bedroom.
- a guest house (approximately 40 m2) offering a living room/kitchen (25 m2), a bedroom (9.5 m2) with private bathroom (4.3 m2) with sink and shower. Separate toilet. Double glazing.
- a workshop (25 m2) adjoining the guest house
- a garage (23 m2)
- a wooded garden of 2546 m2 with chlorine swimming pool (8m x 4m), technical room and electric gate.

All carefully maintained and having been tastefully restored.
The furniture can be sold with the house.









