



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7279

• House - Villeréal •



## DETAILS

**Land surface:** 2546 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 0

**Type of heating:** Wood + Electric

**Drainage/sewage:** Septic tank

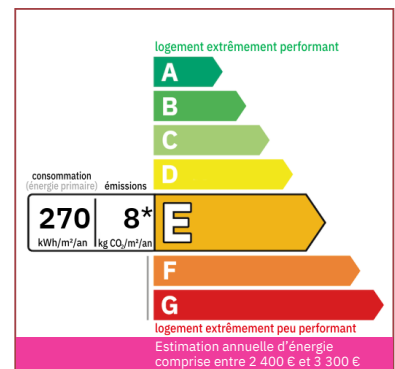
**Swimming pool:** Yes

**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 m<sup>2</sup> living

2 546 m<sup>2</sup>

- Villeréal -

17 place de la Halle

47210 Villeréal

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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 m<sup>2</sup>) with high and low units, ceramic hob, extractor hood, oven, fridge, dishwasher (HS) and corner sink; a living room (47.5 m<sup>2</sup>) with fireplace (insert), old stone sink and cupboard, exposed beams, giving access to the terrace; a corridor (13.8 m<sup>2</sup>) with large cupboard; 2 bedrooms (15.3 and 15 m<sup>2</sup>) with wooden floor and French window opening onto the garden; a bathroom (8.8 m<sup>2</sup>) with sink, corner bath, Italian shower, cupboard; a separate toilet and a laundry room (11.8 m<sup>2</sup>) 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 m<sup>2</sup>) offering a living room/kitchen (25 m<sup>2</sup>), a bedroom (9.5 m<sup>2</sup>) with private bathroom (4.3 m<sup>2</sup>) with sink and shower. Separate toilet. Double glazing.

- a workshop (25 m<sup>2</sup>) adjoining the guest house

- a garage (23 m<sup>2</sup>)

- a wooded garden of 2546 m<sup>2</sup> 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.

