

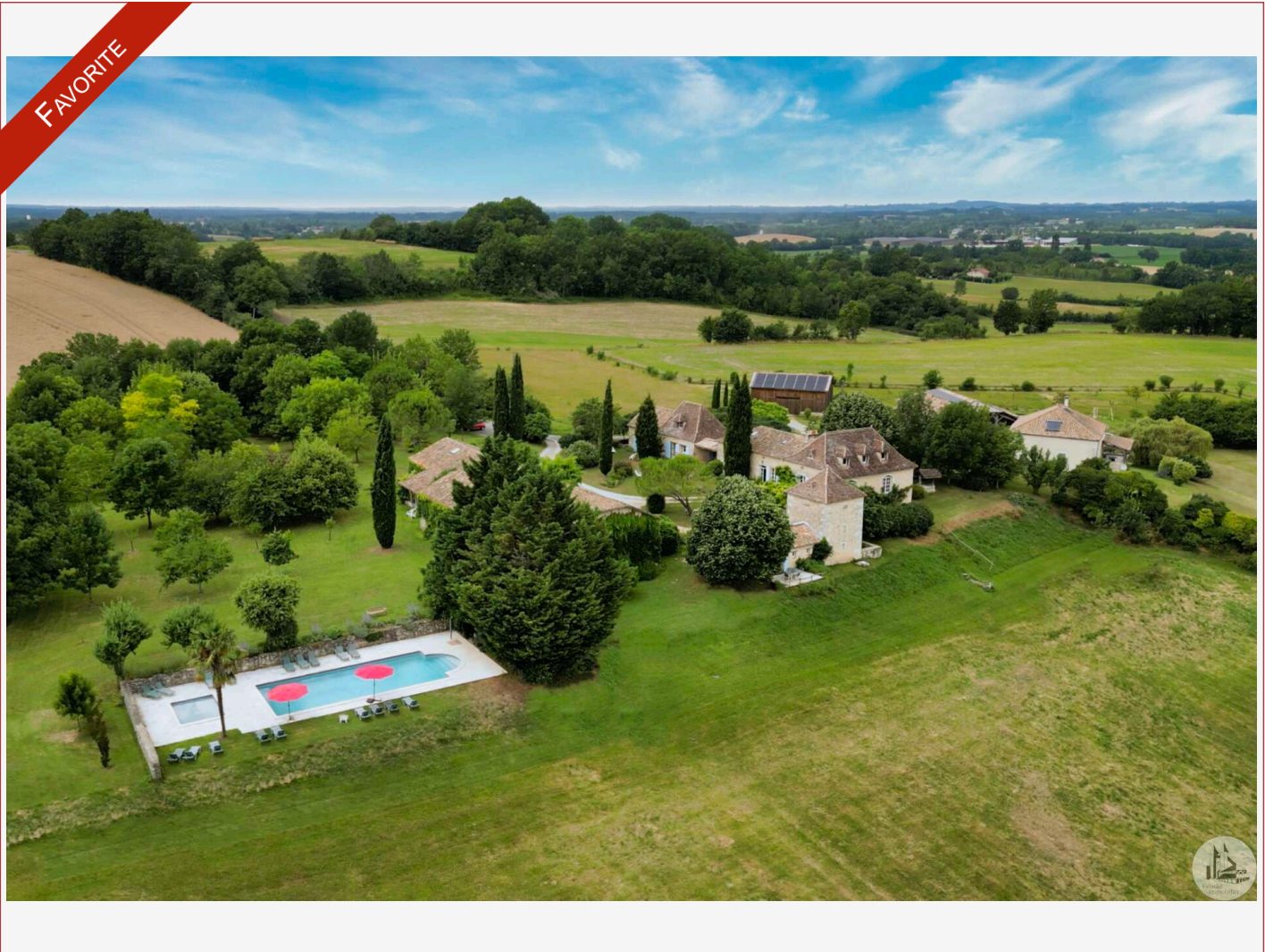


Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7292

• House - Villeréal •



DETAILS

Land surface: 28824 m²

Number of bedrooms: 13

Number of levels: 1

Type of heating: Fuel oil

Drainage/sewage: Pit all waters

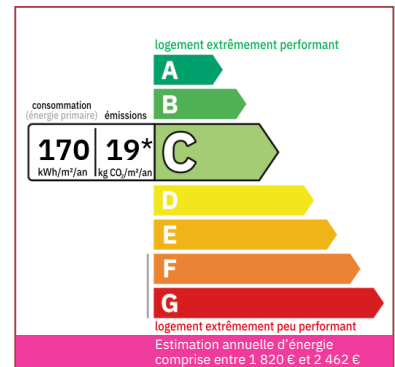
Swimming pool: Yes

Ground floor living: No

Work needed: Finitions / Décoration

Fireplace: Yes open hearth

Built: Not specified



Charm and authenticity for this stone property, at the end of a country lane: the buildings seem to form a setting around a beautiful garden with trees and flowers. The view and the calm that reigns there, magnify the whole.

467 m² living

28 824 m²

- Villeréal -

17 place de la Halle

47210 Villeréal

Tel : 05 53 36 08 27

villereal@valadie-immobilier.com

Price fees included

1 248 000 €

Agency fees: 4 % VAT included*

Price without fees: 1 200 000 €

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



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

• Description ref n°7292 •

Property of 5 gîtes and a main stone house composed as follows:

- Main house of approximately 188 m² of living space: on the ground floor: entrance to a room (33.8 m²) with old fireplace (and Jötul stove), old vegetable garden, fitted kitchen open to large dining room / living room (75.2 m²), old stone sink, French windows giving access to the garden and offering a beautiful view overlooking the countryside; pantry / boiler room (21 m²), hallway (3.7 m²), 2 bedrooms (22.6 and 21.6 m²) and bathroom of approximately 6.4 m² (sink and bath), toilet.

Upstairs: landing of approximately 6.9 m² (partly converted into an office space), 2 bedrooms (in the attic, areas taken below approximately 1.80 m high): 6.4 and 4 .9 m²), bathroom of 5.4 m² (sink, shower and w.c) Convertible attic (with 3 windows, Velux and bull's eye): additional 35 m² to convert.

Cellar.

Many old elements preserved and highlighted: fireplaces and stone walls, exposed beams, old vegetable garden and staircase...

Oil central heating. Mostly double-glazed wooden windows.

- Gîte No. 1 (with covered and tiled terrace) of approximately 60.2 m²: fitted kitchen open to living room, a bedroom and a toilet. Upstairs: a second bedroom and a bathroom (sink, shower)

- Gîte No. 2 of approximately 36.2 m²: fitted kitchen open to living room, bathroom (sink, shower, toilet) Upstairs: a mezzanine bedroom. Side terrace.

- Gîte No. 3 of approximately 61.1 m²: Fitted kitchen open to living room (with access to the terrace at the back offering a splendid view), hallway with cupboard, one bedroom. On the 1st floor: hallway, bathroom (2 sinks, shower and cupboard), toilet. On the 2nd floor (in the dovecote): a second bedroom.

- Gîte No. 4 of approximately 59.6 m²: Fitted kitchen open to living room, bedroom, airlock, bathroom (sink and shower), w.c. Upstairs: open bedroom (mezzanine) Side terrace .

- Gîte No. 5 of approximately 61.6 m²: Fitted kitchen open to living room (with access to the terrace at the front), a bedroom, a bathroom (sink and shower), w.c. Upstairs: open bedroom (mezzanine)

The gîtes are not equipped with a heating system but they are sold furnished (most of the furnitures, household appliances, crockery, garden furnitures and

