

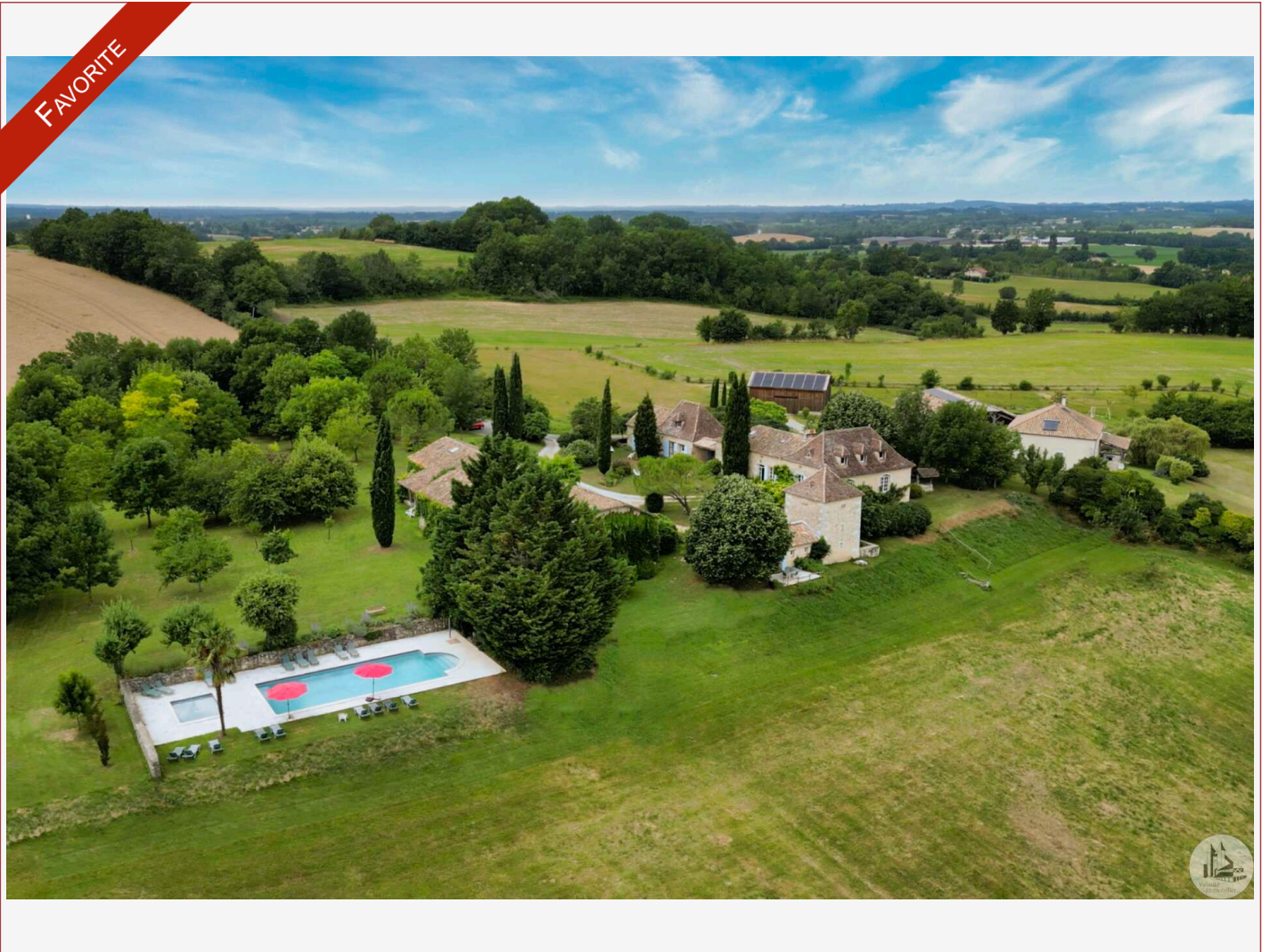


# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7292

• House - Villeréal •



## DETAILS

**Land surface:** 28824 m<sup>2</sup>

**Number of bedrooms:** 13

**Number of levels:** 1

**Type of heating:** Fuel oil

**Drainage/sewage:** Pit all waters

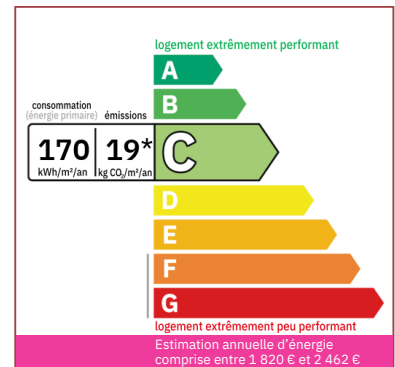
**Swimming pool:** Yes

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

28 824 m<sup>2</sup>

- Villeréal -

17 place de la Halle

47210 Villeréal

Tel : 05 53 36 08 27

villereal@valadie-immobilier.com

Price fees included

1 155 000 €

Agency fees: 5 % VAT included\*

Price without fees: 1 100 000 €

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

Upstairs: landing of approximately 6.9 m<sup>2</sup> (partly converted into an office space), 2 bedrooms (in the attic, areas taken below approximately 1.80 m high): 6.4 and 4 .9 m<sup>2</sup>), bathroom of 5.4 m<sup>2</sup> (sink, shower and w.c) Convertible attic (with 3 windows, Velux and bull's eye): additional 35 m<sup>2</sup> 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 m<sup>2</sup>: 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 m<sup>2</sup>: fitted kitchen open to living room, bathroom (sink, shower, toilet) Upstairs: a mezzanine bedroom. Side terrace.

- Gîte No. 3 of approximately 61.1 m<sup>2</sup>: 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 m<sup>2</sup>: 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 m<sup>2</sup>: 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

