



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7297

• House - Villeréal •



## DETAILS

**Land surface:** 1.6 ha

**Number of bedrooms:** 3

**Number of levels:** 1

**Type of heating:** Fuel oil

**Drainage/sewage:** Septic tank

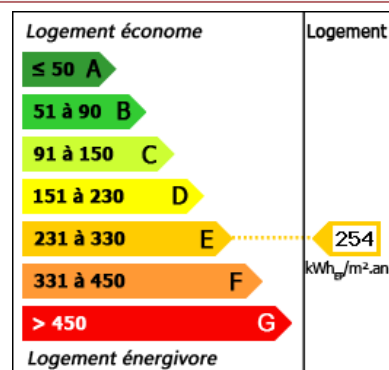
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** Yes open hearth

**Built:** Not specified



In the middle of the fields (organic cultivation), 10 minutes from the shops, carefully renovated stone house with an outbuilding ready to be converted into a second home. Absolute calm. Clear view all around.

144 m<sup>2</sup> living

16 000 m<sup>2</sup>

- Villeréal -

17 place de la Halle

47210 Villeréal

Tel : 05 53 36 08 27

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Price fees included

392 200 €

Agency fees: 6 % VAT included\*

Price without fees: 370 000 €

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





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## • Description ref n°7297 •

Carefully renovated and maintained stone house, composed of:

- On the ground floor: veranda (18.9 m<sup>2</sup>), entrance (7.9 m<sup>2</sup>), fitted kitchen of about 20.5 m<sup>2</sup> (gas hob, extractor, oven) with open fireplace, dining room dining / living room (32.1 m<sup>2</sup>) with a French window opening onto the terrace, a bedroom (or office) of around 13.7 m<sup>2</sup>, bathroom of around 4.1 m<sup>2</sup> (sink, shower and wc) , boiler room / laundry room (6.7 m<sup>2</sup>)
- Upstairs: landing (20 m<sup>2</sup>), 2 bedrooms (12.2 and 14.9 m<sup>2</sup>), shower room of approximately 5.5 m<sup>2</sup> (2 sinks, shower and w.c), dressing room.

Oil-fired underfloor heating on the ground floor.  
Reversible air conditioning upstairs.

Double glazed PVC windows.

Quality renovation dating back 10/15 years. Roof and insulation redone in 2006.

Outbuilding divided into 3 parts: a garage (56 m<sup>2</sup>) with rolling shutter; an intermediate part (which can allow the development of a second accommodation (insulated roof, PVC double glazing and roller shutters already in place); old stone house (approximately 59 m<sup>2</sup> with floor)

1.6 ha land.

