



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

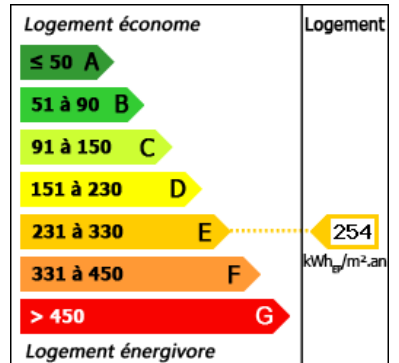
Swimming pool: No

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 m² living

16 000 m²

- Villeréal -

17 place de la Halle

47210 Villeréal

Tel : 05 53 36 08 27

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Price fees included

398 500 €

Agency fees: 4,9 % VAT included*

Price without fees: 380 000 €

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



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Carefully renovated and maintained stone house, composed of:

- On the ground floor: veranda (18.9 m²), entrance (7.9 m²), fitted kitchen of about 20.5 m² (gas hob, extractor, oven) with open fireplace, dining room dining / living room (32.1 m²) with a French window opening onto the terrace, a bedroom (or office) of around 13.7 m², bathroom of around 4.1 m² (sink, shower and wc) , boiler room / laundry room (6.7 m²)
- Upstairs: landing (20 m²), 2 bedrooms (12.2 and 14.9 m²), shower room of approximately 5.5 m² (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 m²) 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 m² with floor)

1.6 ha land.

