



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7307

• House - Villeréal •



## DETAILS

**Land surface:** 2944 m<sup>2</sup>

**Number of bedrooms:** 4

**Number of levels:** 1

**Type of heating:** Wood

**Drainage/sewage:** Septic tank

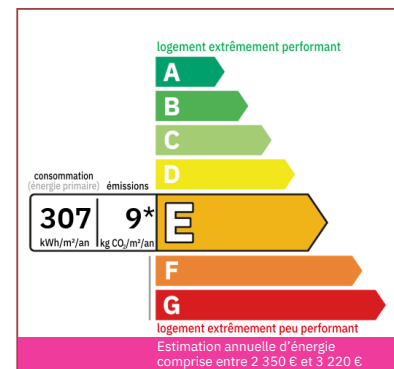
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Second work

**Fireplace:** Yes closed hearth

**Built:** Not specified



Less than 10 minutes from Villeréal, country house ideal for a second home, with lovely views of the countryside at the back. Quiet site without being too isolated.

155 m<sup>2</sup> living

2 944 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

265 000 €

Agency fees: 6 % VAT included\*

Price without fees: 250 000 €

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



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## • Description ref n°7307 •

Former farmhouse turned into a pleasant holiday home, including:

- On the ground floor: fitted kitchen (33.1 m<sup>2</sup>) with fireplace and wood stove, old cupboards and terracotta floors; living room (32 m<sup>2</sup>) with wood stove, living room of approximately 32.7 m<sup>2</sup> (currently used as a bedroom) and bathroom of approximately 8.2 m<sup>2</sup> (sink, shower, bath, w.c) One bedroom (32, 5 m<sup>2</sup>) with its private bathroom - 3 m<sup>2</sup> (sink, shower, toilet) is accessible via the covered terrace.

Terraces at the front and back of the house. View of the countryside to the rear.

- Upstairs: landing/corridor (2.9 m<sup>2</sup>), 3 bedrooms 11 m<sup>2</sup> - 16.1 m<sup>2</sup> and 12 m<sup>2</sup> (including 2 adjoining), bathroom - 2.9 m<sup>2</sup> (hand basin and shower), bathroom.

Single-glazed wooden joinery. 2 wood stoves. The roofs were redone (16 and 14 years ago)

Stone barn (approximately 130 m<sup>2</sup>) adjoining the house + Awning (44 m<sup>2</sup>). Workshop (10.5 m<sup>2</sup>) Former stables.

Garden with trees. Above ground pool. Small zip line between the trees.

