



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7311

• House - Villeréal •



DETAILS

Land surface: 40016 m²

Number of bedrooms: 4

Number of levels: 0

Type of heating: Fuel oil

Drainage/sewage: Septic tank

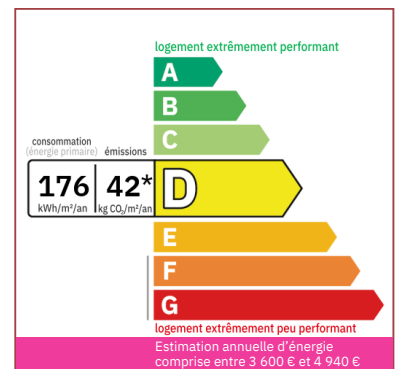
Swimming pool: No

Ground floor living: Yes

Work needed: Finitions / Décoration

Fireplace: No

Built: Not specified



Less than 5 minutes from Villeréal, in a rural setting, without nuisance, stone property composed of a beautiful charterhouse and various outbuildings offering multiple development possibilities.

172 m² living

40 016 m²

- Villeréal -

17 place de la Halle

47210 Villeréal

Tel : 05 53 36 08 27

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Price fees included

477 000 €

Agency fees: 6 % VAT included*

Price without fees: 450 000 €

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



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• Description ref n°7311 •

Stone property consisting of a beautiful chartreuse which benefited from a quality renovation in 1992, on one level, composed of a large entrance hall (18.9 m²), a fitted kitchen (21.5 m²) and a utility room (24.1 m²), dining room/living room (36.2 m²), corridor (5.1 and 3.2 m²) distributing 4 bedrooms (13.3; 17.5; 10.9 and 10.2 m²) and a bathroom (double sinks, shower, bath and bidet) 7.7 m², 2 toilets.

Cellar with water softener / laundry room (20m x 4.6m)

Easily convertible attic (approximately 210 m² on the ground floor), accessible by a staircase and openings already present.

Oil central heating. Aluminum double glazing. Insulation (attic and walls) 2 water heaters. Fiber (buried line) Conduit for a future installation of a wood stove in the living room.

Outbuildings: Dovecote, open shed (approximately 322 m² on the ground) on 2 sides, old stable (approximately 720 m² on the ground), old wooden shed (approximately 107 m² on the ground), garage (30.2 m²), barn (175 m²) and old adjoining stone dwelling (105 m²).

At the end of its private, tarmacked and wooded driveway, the land of more than 4 ha with its 3 wells, keeps away from all nuisances and provides a very appreciable serenity.

