



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7311

• House - Villeréal •



## DETAILS

**Land surface:** 40016 m<sup>2</sup>

**Number of bedrooms:** 4

**Number of levels:** 0

**Type of heating:** Fuel oil

**Drainage/sewage:** Septic tank

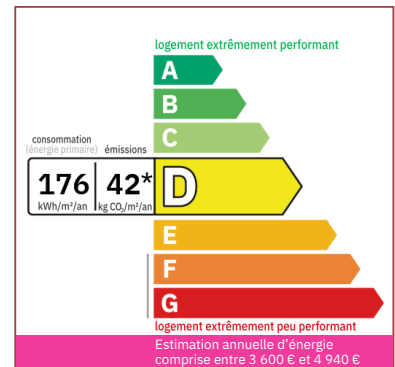
**Swimming pool:** No

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

40 016 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

499 260 €

Agency fees: 6 % VAT included\*

Price without fees: 471 000 €

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



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

## • Description ref n°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 m<sup>2</sup>), a fitted kitchen (21.5 m<sup>2</sup>) and a utility room (24.1 m<sup>2</sup>), dining room/living room (36.2 m<sup>2</sup>), corridor (5.1 and 3.2 m<sup>2</sup>) distributing 4 bedrooms (13.3; 17.5; 10.9 and 10.2 m<sup>2</sup>) and a bathroom (double sinks, shower, bath and bidet) 7.7 m<sup>2</sup>, 2 toilets.

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

Easily convertible attic (approximately 210 m<sup>2</sup> 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 m<sup>2</sup> on the ground) on 2 sides, old stable (approximately 720 m<sup>2</sup> on the ground), old wooden shed (approximately 107 m<sup>2</sup> on the ground), garage (30.2 m<sup>2</sup>), barn (175 m<sup>2</sup>) and old adjoining stone dwelling (105 m<sup>2</sup>).

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.

