



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7335

• House - Villeréal •

EXCLUSIVE



## DETAILS

**Land surface:** 23441 m<sup>2</sup>

**Number of bedrooms:** 4

**Number of levels:** 0

**Type of heating:** Pompe à chaleur (gainable) et poêle à bois et insert

**Drainage/sewage:** Septic tank

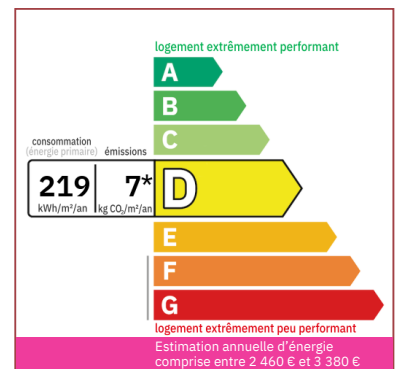
**Swimming pool:** Yes

**Ground floor living:** Yes

**Work needed:** Second work

**Fireplace:** Yes open hearth

**Built:** Not specified



Just 10 minutes from Villeréal, in a rural and unspoiled setting, with no neighbours or busy roads nearby, this stone property will charm you with its main house, its guest house, its outbuildings and its 2.4 ha of land.

167 m<sup>2</sup> living

23 441 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

380 000 €

Agency fees: 6 % VAT included\*

Price without fees: 358 491 €

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



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## • Description ref n°7335 •

Stone property comprising a main house, an adjoining barn, a guest house, a garage, a shed and old stables. - The main house includes: 2 verandas of 21.3 and 22.2 m<sup>2</sup> (one at the entrance and the other adjoining the kitchen), living room (36.4 m<sup>2</sup>) with fireplace and wood stove, fitted kitchen (22.5 m<sup>2</sup>) with oven, hob, extractor hood and fireplace with insert, utility room (6.3 m<sup>2</sup>), a master bedroom (21.1 m<sup>2</sup>) with shower room/wc (4.5 m<sup>2</sup>) and dressing room (3.8 m<sup>2</sup>), a bedroom (17 m<sup>2</sup>) with private shower room (4.5 m<sup>2</sup>), hallway (9.6 m<sup>2</sup>), 2 bedrooms (15.2 and 14.4 m<sup>2</sup>), bathroom/wc (2.6 m<sup>2</sup>), office (4.8 m<sup>2</sup>). Heating by ducted heating (heat pump), wood stove (living room) and insert (kitchen) Electric convectors in the bathrooms, the 17 m<sup>2</sup> bedroom and the office

The majority of the roof of the main house and adjoining barn was redone in 2021. The heat pump (ducted) was installed in 2022.

- The guest house includes: kitchen with laundry area (15.8 m<sup>2</sup>), living room/lounge (36.4 m<sup>2</sup>), 2 bedrooms (8 m<sup>2</sup>) with private bathroom (4.5 and 4.7 m<sup>2</sup>), covered terrace. No heating.

2.4 ha of land with swimming pool (8.5 x 5m) with chlorine heated by solar coil system. Well. Beautiful view of the surrounding countryside.

