



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7437

• House - Villeréal •



## DETAILS

**Land surface:** 1.7 ha

**Number of bedrooms:** 3

**Number of levels:** 0

**Type of heating:** Wood

**Drainage/sewage:** Septic tank

**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** Big work

**Fireplace:** Yes closed hearth

**Built:** 1850

Logement économe

≤ 50 A

51 à 90 B

91 à 150 C

151 à 230 D

231 à 330 E

331 à 450 F

> 450 G

Logement énergivore

DPE en cours

A few km from Villereal, stone house of 100 m<sup>2</sup> with a roof to be redone as well as work to bring it up to standard, on approximately 17,000 m<sup>2</sup> of land with a tobacco drying shed

100 m<sup>2</sup> living

17 000 m<sup>2</sup>

Pricaz Thibaut  
Agent commercial

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Price fees included

119 000 €

Agency fees: 8,2 % VAT included\*  
Price without fees: 110 000 €

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



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## • Description ref n°7437 •

Set of stone buildings with a single-storey dwelling house of 100 m<sup>2</sup> with major renovations needed. This consists of a kitchen open to a living room of 45 m<sup>2</sup>, a living room of 30 m<sup>2</sup>, a bathroom and three bedrooms. Outside there is farmland and a tobacco drying shed.

