



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7438

• House - Villeréal •

EXCLUSIVE



## DETAILS

**Land surface:** 8 ha

**Number of bedrooms:** 3

**Number of levels:** 1

**Type of heating:** Electric

**Drainage/sewage:** Septic tank

**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** Yes open 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

Stone property comprising a 120 m<sup>2</sup> dwelling house, a gîte, a house to renovate, stables and 8 hectares of land.

120 m<sup>2</sup> living

80 000 m<sup>2</sup>

Pricaz Thibaut  
Agent commercial

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Price fees included

487 600 €

Agency fees: 6 % VAT included\*  
Price without fees: 460 000 €

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





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## • Description ref n°7438 •

Set of stone buildings consisting of a character house of 120 m<sup>2</sup> on two levels. This one is composed of;  
On the ground floor, a living room of 50 m<sup>2</sup> with fireplace, a fitted kitchen of 12 m<sup>2</sup>, a bathroom and separate toilet.

Upstairs, three attic bedrooms, 25 m<sup>2</sup> (with toilet and sink), 23 m<sup>2</sup> and 20 m<sup>2</sup>.

In the basement a cellar of 20 m<sup>2</sup>.

The roof is in good condition.

The heating is electric

A second building composed of; a gîte of 60 m<sup>2</sup> including a living room open to the kitchen of 50 m<sup>2</sup>, a bathroom and separate toilet. a garage of 70 m<sup>2</sup> and a workshop of 25 m<sup>2</sup>.

The roof is in good condition.

The heating is electric

A third building composed of; of a completely renovated dwelling house of 100 m<sup>2</sup> composed of four main rooms as well as a barn of 200 m<sup>2</sup> and two covered courtyards.

A fourth building of 25 m<sup>2</sup> also to be renovated.

Outside, 8 hectares of land including a landscaped garden around the house with two wells.

