



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7517

• House - Villeréal •



EXCLUSIVE

DETAILS

Land surface: 21901 m²

Number of bedrooms: 3

Number of levels: 1

Type of heating: Wood

Drainage/sewage: Without

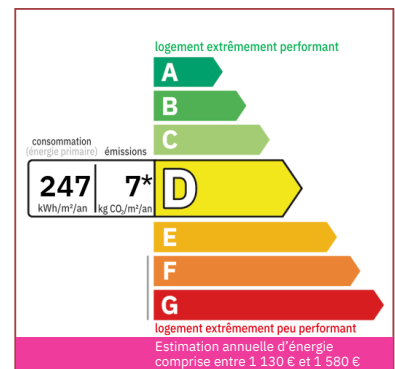
Swimming pool: No

Ground floor living: No

Work needed: Second work

Fireplace: No

Built: 1850



On 2.2 hectares with a lake of 800 m², this stone property offers a house of 120 m² to renovate, outbuildings and great potential. Recent windows, roof in good condition.

120 m² living

21 901 m²

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Price fees included

165 850 €

Agency fees: 7 % VAT included*
Price without fees: 155 000 €

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



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• Description ref n°7517 •

Situated on a wooded plot of 2.2 hectares with an 800 m² lake, this stone complex is ideal for a renovation project. The main house of 120 m² has a kitchen/dining room of 30 m² with wood boiler, a living room of 28 m², a shower room/toilet of 12 m², and a bedroom of 18 m² on the ground floor. Upstairs, two spacious bedrooms of 25 and 20 m² complete the accommodation. Outside, a covered terrace of 16 m² gives access to a laundry room with toilet. The estate also includes two workshops, a lean-to of 144 m² and stone ruins (old stables and barns). Recent double-glazed windows and roof renovated in 2010. Plan some work, including the installation of a sanitation system, to reveal the full potential of this unique property.

