



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7588

• House - Villeréal •



DETAILS

Land surface: 3827 m²

Number of bedrooms: 4

Number of levels: 1

Type of heating: Electric

Drainage/sewage: Septic tank

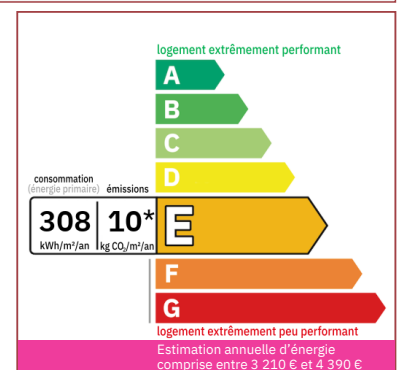
Swimming pool: Yes

Ground floor living: Yes

Work needed: No work

Fireplace: Yes closed hearth

Built: 1900



A stone and half-timbered complex with a main house, a habitable annex, a barn and an old house to renovate. All on a garden of approximately 3500 m² without neighbors.

155 m² living

3 827 m²

- Villeréal -

17 place de la Halle

47210 Villeréal

Tel : 05 53 36 08 27

villereal@valadie-immobilier.com

Price fees included

386 900 €

Agency fees: 6 % VAT included*

Price without fees: 365 000 €

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



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A main house of approximately 155 m² habitable, comprising:

- An entrance into the living room/dining room/kitchen of approximately 45 m², tiled floor, a pellet stove, exposed stone and beams.

A fitted kitchen with high and low cupboards, equipped with an oven, cooker, extractor hood and built-in fridge.

- A bedroom or living room of approximately 19 m², terracotta floor, a French window opening onto the South terrace,

- A bathroom of approximately 11.7 m², tiled floor, a freestanding bathtub, a shower cubicle, a washbasin on a unit.

- From the living room, a bedroom of approximately 16.7 m², carpeted floor.

- A bedroom of approximately 15.8 m², carpeted floor, exposed stone, dressing room.

- A shower room of approximately 3.2 m², linoleum floor, 1 towel dryer, a washbasin, toilet, shower cubicle.

- A storeroom/laundry room of approximately 3.8 m², tiles, a French window at the back, a sink.

- A hallway of approximately 3.15 m², tiles, stairs to the upper floor.

- A shower room of approximately 2.5 m², tiles, earthenware at the shower level, washbasin, toilet.

Upstairs:

- Linen room of 4.3 m², parquet flooring.

- An office space

- A bedroom of approximately 29.8 m² on the floor, attic ceiling, carpet on the floor.

Information elements:

- Roof redone in 2012

- Aluminum joinery with double glazing.

- Electric heating with refractory stone radiators and pellet stove.

- Electricity redone

- Insulation with glass wool and multi-layer film.

- Thermodynamic water heater

- Fiber installed and connected

- Property tax: €1,105

A converted annex of approximately 100 m², comprising:

- A living room/lounge of approximately 36.2 m², tiled floor, a wooden French window opening onto the terrace.

