



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7642

• House - Villeréal •



## DETAILS

**Land surface:** 17712 m<sup>2</sup>

**Number of bedrooms:** 8

**Number of levels:** 1

**Type of heating:** Wood + Electric

**Drainage/sewage:** Septic tank

**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** Yes open hearth

**Built:** Not specified

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

In a peaceful and rural setting, a character estate offering a main house, a gîte and guest rooms. Wooded and flowery park. Heated swimming pool. Caring owners. Magical place. You will fall under its spell!

370 m<sup>2</sup> living

17 712 m<sup>2</sup>

- Villeréal -

17 place de la Halle

47210 Villeréal

Tel : 05 53 36 08 27

villereal@valadie-immobilier.com

Price fees included

892 500 €

Agency fees: 5 % VAT included\*

Price without fees: 850 000 €

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



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## • Description ref n°7642 •

Stone estate comprising:

- Recently renovated main house, approximately 202 m<sup>2</sup> comprising on the ground floor: fitted kitchen -19.7 m<sup>2</sup>- (cooker, extractor hood, oven, dishwasher), dining room (52 m<sup>2</sup>) with terracotta floor, cathedral ceilings, living room (40.4 m<sup>2</sup>) with wood stove, bedroom with closet (20.4 m<sup>2</sup>), airlock (5.1 m<sup>2</sup>), bathroom (6.1 m<sup>2</sup>) with double sink, bathtub, Italian shower, closet, toilet, linen room (or small bedroom of approximately 7.8 m<sup>2</sup>), bedroom (9.4 m<sup>2</sup>) and shower room - 5.4 m<sup>2</sup> - (2 sinks, shower, w.c)

Upstairs, accessible by a staircase and a gallery: a bedroom - 14.3 m<sup>2</sup> - (with air conditioning) with its shower room - 4 m<sup>2</sup> - (sink, shower and w.c)

Still at upstairs but on another wing of the house: office (5.2 m<sup>2</sup>), dressing room/linen room (or bedroom of about 10 m<sup>2</sup>)

Double glazing aluminum and double glazing wood. Electric convectors + 2 wood stoves.

2 covered terraces (one to the South and one to the North) An uncovered terrace to the West.

- Second dwelling or gîte (approximately 135 m<sup>2</sup>) comprising: fitted kitchen (hob and hood, integrated oven) open to dining room/lounge with fireplace, pantry, bedroom with shower room and dressing room. Upstairs: 2 bedrooms with shower room.

Heating by electric convectors (new generation) + reversible air conditioning upstairs. Partial double-glazed wooden windows.

- Adjoining summer lounge/veranda which could be converted into an independent studio or which could allow the house to be extended.

- Linen room.

- In the dovecote (about 33 m<sup>2</sup> in total): 2 guest rooms and a bathroom (with sink and shower), toilet.

Many old features are present and valued in this property with undeniable charm. The roofs are maintained and cleaned. Sheaths have been put in place (trenches) to connect the house to fiber (currently internet via Starlink)

Magnificent wooded park with heated chlorine swimming pool. Parking. Shelter.

