

Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7673

House - Lédat



DETAILS		Logement économe
Land surface: 12052 m ²	Swimming pool: Yes	S1 à 90 B DPE en cours
Number of bedrooms: 5	Ground floor living: No	91 à 150 C
Number of levels: 1	Work needed: No work	151 à 230 D
		231 à 330 E
Type of heating: Fuel + Bois	Fireplace: Yes closed hearth	331 à 450 F
Drainage/sewage: Fosse septique plus bac à graisse	Built: Not specified	> 450 G
.	l ·	Logement énergivore

Beautiful property of 1ha 20a located in the countryside offering a spacious house of 280m2 with 5 bedrooms including 2 master suites, outbuildings with horse boxes plus swimming pool in a peaceful and comfortable living

280 m² living

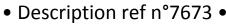
12 052 m²

Non-binding document

- Villeréal -17 place de la Halle 47210 Villeréal Tel : 05 53 36 08 27 villereal@valadie-immobilier.com Price fees included **549 900 €** Agency fees: 5,3 % VAT included*

Price without fees: 522 405 € *The agency fees are entirely at the cost of the purchaser Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960



House of approximately 280 m2 which consists of an entrance of 20m2 followed by a fitted kitchen of 16m2, a living room with closed fireplace 45m2, a living room of 13m2, on the ground floor there is a laundry room of 11m2, a bathroom with wc of 6.8m2, a bedroom of 10m2 including a master suite of 13m2 with shower room of 4.5m2.

Upstairs a bedroom of 20m2, a space of 14m2 which serves a bedroom of 21m2, a shower room with wc of 7m2, a boiler room of 8m2, an office of 8.64m2, a master suite of 31m2 with shower room with wc of 5m2. Attic of 14m2.

Exterior:

A barn with 4 horse boxes of 90m2 supplied by water and electricity, an old stone house of 50m2 to be completely restored.

A garage of approximately 50m2 and an adjoining workshop of 11m2.

A chlorine swimming pool with electric roller shutter, a pool house with shower and toilet.

Land of 1ha 20a 52ca

Reversible air conditioning in the bedrooms.











