



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7694

• House - Villeréal •



DETAILS

Land surface: 3 ha

Number of bedrooms: 5

Number of levels: 1

Type of heating: Fuel oil

Drainage/sewage: Septic tank

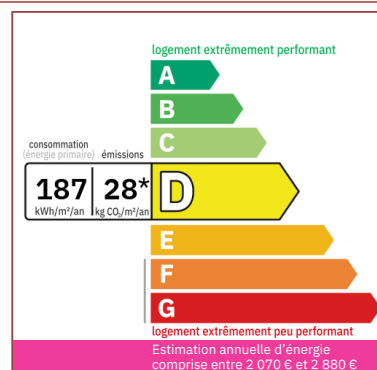
Swimming pool: No

Ground floor living: No

Work needed: Finitions / Décoration

Fireplace: No

Built: 1900



Villereal area, real estate complex of 300 m² of living space, outbuildings, professional kitchen, wooded park and meadows with pond and river. Ideal family project, gîte, reception or rental...

300 m² living

30 000 m²

Pricaz Thibaut
Agent commercial

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Price fees included

504 400 €

Agency fees: 6,2 % VAT included*

Price without fees: 475 000 €

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



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• Description ref n°7694 •

Real estate complex of two houses and 300 m2 of living space with outbuildings on land of 32185 m2.

The main house of 176 m2 tastefully renovated is composed of;

On the ground floor, a main room with fitted kitchen open to dining room, a living room with pellet stove, a dressing room, a laundry room, separate toilets and a cellar.

Upstairs, two bedrooms, a shower room, separate toilets and a master suite with dressing room and office area.

Oil heating.

The second house of 123 m2 on one level is composed of a main room with semi-open kitchen on living room/dining room, two bedrooms, a shower room and separate toilets.

Electric heating.

In this same building there are many outbuildings such as an independent apartment on the first floor as well as convertible attic space. On the ground floor, a garage, a workshop, a professional kitchen and two lean-tos.

Outside, a barn to renovate of approximately 200 m2, an old pigsty used as storage and a summer kitchen are located on the 3.2 hectares of partly fenced meadows with a pond and independent access for each of the houses.

Sanitation systems up to standard.

The roofs of the houses are in good condition according to the owners.

The frames are double glazed.

