



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7774

• House - Villeréal •



DETAILS

Land surface: 5.6 ha

Number of bedrooms: 5

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 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

A few kilometers from Villereal, this charming, tastefully renovated property includes a 220 m² house, five bedrooms, and three bathrooms. A beautiful barn in perfect condition for equestrian use, as well as a swimming pool, nestled in

220 m² living

56 000 m²

Pricaz Thibaut
Agent commercial

Tel : 06 15 61 55 37

<https://valadie-immobilier.com>
thibaut@valadie-immobilier.com

Price fees included

695 000 €

Agency fees: 5 % VAT included*
Price without fees: 662 000 €

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



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

• Description ref n°7774 •

Stone property with a house and outbuildings on a plot of 55,615 m².

The renovated house, measuring approximately 220 m², comprises:

On the ground floor, an entrance hall, a kitchen with a central island opening onto the dining room, a living room, a bedroom with a period fireplace, an office that can be used as a bedroom, a shower room with a laundry area, and a separate toilet.

Upstairs, a landing leads to three bedrooms, including a master suite, a dressing room, a master bathroom with a bath, shower, and toilet with double sinks, as well as a secondary shower room with toilet.

Outside, a terrace surrounding the house, with a sheltered area of approximately 25 m², provides access to a 6m x 12m swimming pool.

A barn of approximately 450 m² consists of four stables, a tack room, a storage area for hay and equipment, and a workshop. The land is divided into several paddocks, one of which has a 60m x 20m fiberglass arena.

The heating system is electric.

The drainage system is individual and functional but not compliant.

The windows and doors are single and double glazed.

The roofs are in good condition, according to the owner, with solar panels installed.

