



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

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Price fees included

650 000 €

Agency fees: 5 % VAT included*

Price without fees: 619 048 €

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



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• 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 sanitation system is individual and functional, but not compliant.

The window frames are single and double-glazed.

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

A rural road crosses the property.

