

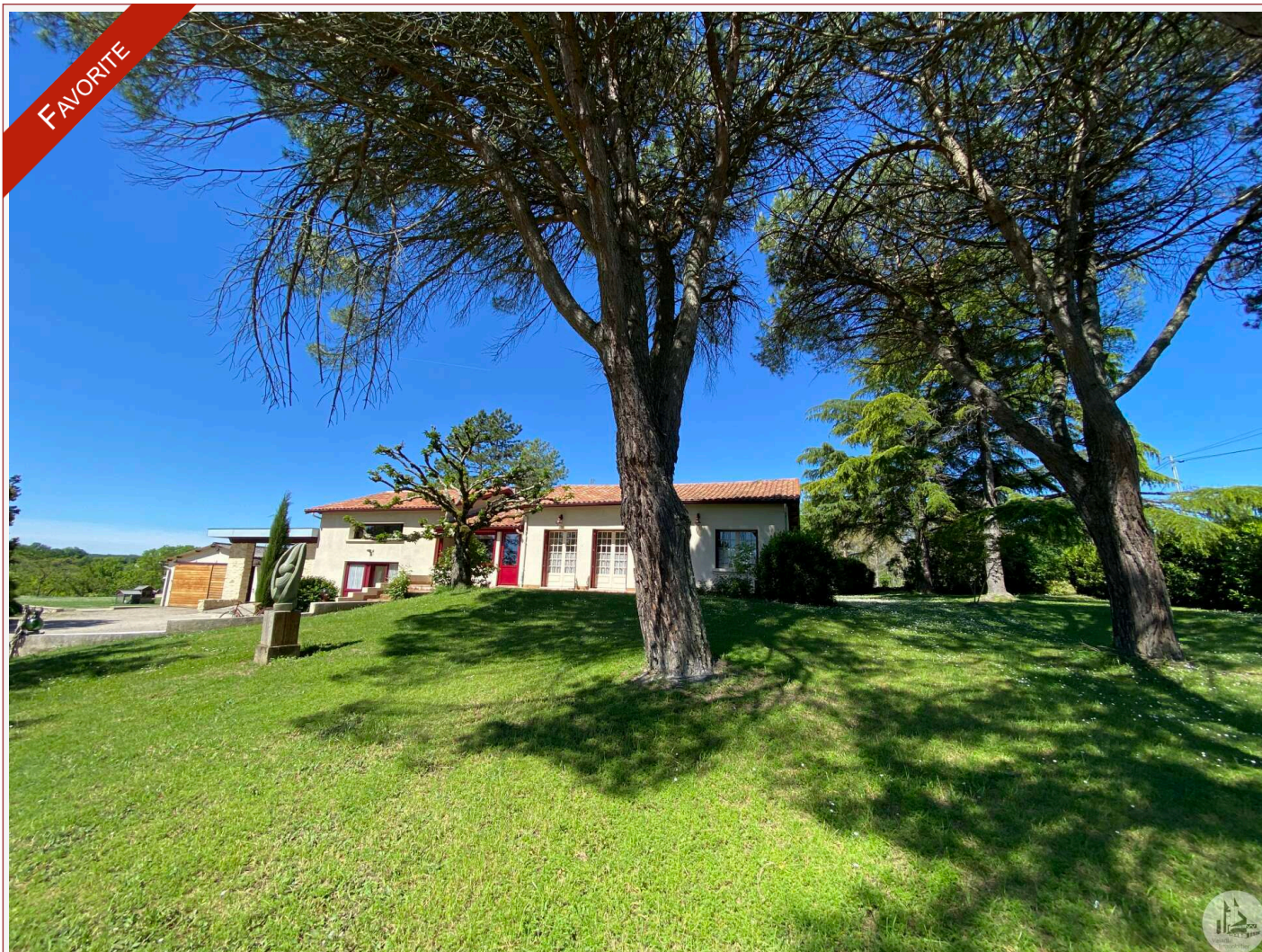


Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7906

• House - Villeréal •



DETAILS

Land surface: 14898 m²

Number of bedrooms: 5

Number of levels: 0

Type of heating: Fuel oil

Drainage/sewage: Septic tank

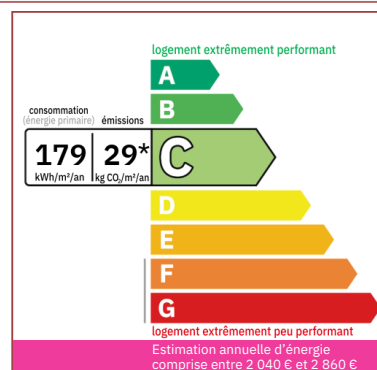
Swimming pool: Yes

Ground floor living: No

Work needed: Finitions / Décoration

Fireplace: Yes open hearth

Built: Not specified



10 minutes from the shops, perched on a hill giving it beautiful views of the countryside, in a quiet location, house with various outbuildings and offering seasonal rental potential.

153 m² living

14 898 m²

- Villeréal -

17 place de la Halle

47210 Villeréal

Tel : 05 53 36 08 27

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Price fees included

397 500 €

Agency fees: 6 % VAT included*

Price without fees: 375 000 €

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



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Property consisting of a traditional house and various outbuildings:

- Main house offering a fully equipped kitchen - 24.3 m² (ovens, hob, extractor hood, dishwasher) opening onto a dining room, a bright living room - 23.5 m² with a fireplace (insert), a pantry/laundry room (2.1 m²), a hallway (10.2 m²) with cupboards leading to three bedrooms - 11.2 m² and two of 8.8 m² (with cupboards), a shower room - 5.4 m² (double sink and walk-in shower), and a toilet.

In the extension adjoining the house and accessible from the kitchen or a separate entrance: a room - 35.4 m² under the attic (mezzanine style) with its shower room/toilet and space for a kitchenette (to be converted) which could be used as a separate studio or guest bedroom; On the ground floor: entrance hall (9.1 m²), bedroom or office (13.1 m²) with closet, boiler room/laundry room.

Oil-fired central heating in the house + insert with 4 vents distributing heat throughout the house. Air conditioning in the living room/mezzanine. Electric convector heater in the bedroom/office. Double glazing, mostly PVC or aluminum (except for the French windows in the living room and bedroom/office), 2 solar panels (for water heating), fiber optics.

Outbuildings: Adjoining the extension: carport (44.2 m²) with oil tank. Garage/workshop (95.6 m²). Wooden outbuilding (47.9 m²). Cinder block building (110.4 m²) consisting of 4 garages + storage upstairs. Attached carport (5.9m x 4.4m)

Away from the buildings: 8.3m x 3.6m mobile home (living room/kitchen, 2 bedrooms, shower room, toilet) with wooden deck. Separate septic tank and access road.

Landscaped grounds with trees, chlorine-treated swimming pool (12 x 6m) with roller shutter. Pool house with shower room, toilet, and professional kitchen. Covered terrace. Barbecue. Irrigated orchard. Possibility to purchase 1.9 hectares of meadows and 8,000 m² of woodland for an additional fee.

Borehole with irrigation system.

