Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7917

• House - Villeréal •



DETAILS

Land surface: 8504 m²

Number of bedrooms: 8

Number of levels: 1

Type of heating: Wood + Electric

Drainage/sewage: Septic tank

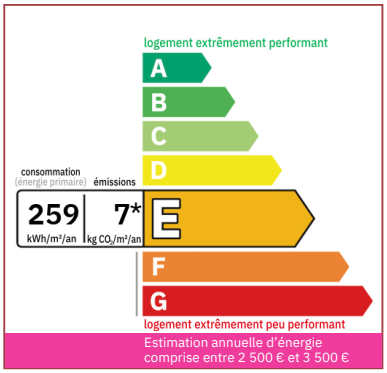
Swimming pool: Yes

Ground floor living: No

Work needed: No work

Fireplace: Yes closed hearth

Built: Not specified



At the end of a country lane with lovely open views, there is a main house and a secondary house. Several outbuildings. An above-ground swimming pool and surrounding garden.

155 m² living

8 504 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

395 000 €

Agency fees: 6 % VAT included*
Price without fees: 372 642 €

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

Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

• Description ref n°7917 •

A stone main house built approximately 200 years ago, with a living area of approximately 155 m², comprising:
- A covered entrance porch with tiled floors.
- A kitchen/dining room of approximately 32.6 m² with tiled floors and a wood-burning stove. A fitted kitchen with cupboards, a central island with cupboards and equipped with a sink, an oven, a gas and electric hob, an extractor fan, a built-in refrigerator, and a dishwasher.
- A pantry of approximately 7 m² with a laundry area and a water heater, and a French door leading outside.
- A living room of approximately 25 m² with wooden flooring, a wood-burning stove, two windows, and exposed beams.
- A hallway of approximately 1.6 m² with wooden flooring. - A bathroom of approximately 7.9 m², wooden floor, a toilet, a shower, a bathtub, two windows, a heated towel rail, a sink, and tiled floors around the shower and sink.
- A bedroom of approximately 13 m², wooden floor, one window, and plastered walls.
- From the hallway, a staircase leads to the upper floor of the dovecote with an office of approximately 12.7 m², carpeted floor, and four windows, one on each side.
- A hallway of approximately 5.6 m², with three steps, tiled floor, painted and stone walls.
- A bedroom of approximately 13.5 m², laminate flooring, a triple French window, painted walls, and a stone wall.
- A bedroom of approximately 13.5 m², laminate flooring, two stone walls, and a quadruple French window. - A bedroom of approximately 15.7 m², laminate flooring (damaged), a double-leaf French door and a window, exposed beams, and stone walls.
- A bathroom of approximately 7 m², tiled floor, tiled shower and sink, mechanical ventilation, a heated towel rail, toilet, and painted walls.

Information:
- Solar panels were installed for €33,000, but these were never connected due to the three-phase meter being a single-phase one.
- PVC joinery with double glazing and aluminum shutters.
- Attic insulated with fiberglass.
- Electric and wood heating.









A second house of approximately 110 m² (1,160 sq ft) of living space, completely renovated in recent years,