



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8007

• House - Villeréal •



## DETAILS

**Land surface:** 1.04 ha

**Number of bedrooms:** 3

**Number of levels:** 0

**Type of heating:** Wood

**Drainage/sewage:** Septic tank

**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** Finitions / Décoration

**Fireplace:** No

**Built:** 1850

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

Villereal area, in the countryside but only five minutes from shops, stone property to renovate with single-story house, barn and dovecote in a dominant position with views over the fields and a lake.

110 m<sup>2</sup> living

10 400 m<sup>2</sup>

Pricaz Thibaut  
Agent commercial

Tel : 06 15 61 55 37

<https://valadie-immobilier.com>

[thibaut@valadie-immobilier.com](mailto:thibaut@valadie-immobilier.com)

Price fees included

275 600 €

Agency fees: 6 % VAT included\*

Price without fees: 260 000 €

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





# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

## • Description ref n°8007 •

Property to renovate with a main house of approximately 110 m<sup>2</sup> and outbuildings on approximately one hectare of land.

The single-story house consists of a main room with a living/dining room, a kitchen, two bedrooms, an office, two bathrooms, and a toilet.

An attic space is located upstairs.

The outbuildings consist of a wooden drying shed, a dovecote, a boiler room, a lean-to, a cellar, a ruined barn, and stables.

Outside the house: a partially sheltered terrace leads to a courtyard and a landscaped garden with a well.

The windows are single- and double-glazed.

Heating system: a wood-fired boiler.

Individual sanitation system: a septic tank, functional but non-compliant.

