



# 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

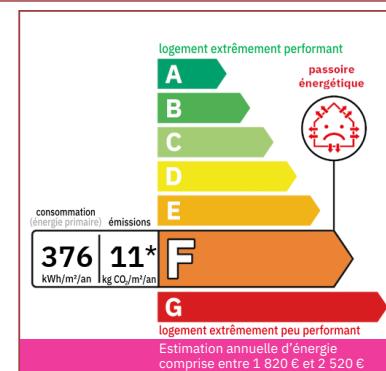
**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** Finitions / Décoration

**Fireplace:** No

**Built:** 1850



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>

Non-binding document

Pricaz Thibaut

Agent commercial

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Price fees included

243 800 €

Agency fees: 6 % VAT included\*

Price without fees: 230 000 €

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



## • 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.

