



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8175

• House - Villeréal •



DETAILS

Land surface: 92501 m²

Number of bedrooms: 5

Number of levels: 1

Type of heating: Fuel oil

Drainage/sewage: Septic tank

Swimming pool: No

Ground floor living: No

Work needed: No work

Fireplace: No

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

This equestrian property boasts a privileged location, featuring a comfortable, single-story, carefully restored and maintained house, outbuildings, and stunning countryside views. No nearby roads or overlooked areas. Perfectly

170 m² living

92 501 m²

- Villeréal -

17 place de la Halle

47210 Villeréal

Tel : 05 53 36 08 27

villereal@valadie-immobilier.com

Price fees included

630 000 €

Agency fees: 5 % VAT included*

Price without fees: 600 000 €

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



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Equestrian property comprising:

- a recently restored stone house, offering on the ground floor: a fitted kitchen (23.8 m²) (gas hob, extractor hood, oven and microwave, dishwasher) opening onto a living/dining room (32.1 m²), a heated veranda (18.03 m²), a wide hallway (12.1 m²) leading to two bedrooms (12.9 m² and 11.6 m²), each with its own private bathroom (6.7 m² and 5.3 m²), and a toilet with a washbasin;

Upstairs: a landing, three bedrooms (13 m², 9.3 m² and 11.4 m²), and a shower room (5.4 m²) (sink, shower, and toilet).

Oil-fired central heating. Aluminum double-glazed windows and a wooden double-glazed Velux window upstairs.

- Attached and connected to the house: tiled garage (50 m²), laundry room (10.8 m²), boiler room (10.8 m²)

- Barn of approximately 700 m² with 5 horse stalls, tack room, kitchen, hay shed, and workshop.

Carport. 2 wooden horse shelters (on the grounds).

Pond (rainwater collection). Well.

