



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8175

• House - Villeréal •



## DETAILS

**Land surface:** 92501 m<sup>2</sup>

**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 m<sup>2</sup> living

92 501 m<sup>2</sup>

- Villeréal -

17 place de la Halle

47210 Villeréal

Tel : 05 53 36 08 27

villereal@valadie-immobilier.com

Price fees included

651 000 €

Agency fees: 5 % VAT included\*

Price without fees: 620 000 €

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





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## • Description ref n°8175 •

Equestrian property comprising:

- a recently restored stone house, offering on the ground floor: a fitted kitchen (23.8 m<sup>2</sup>) (gas hob, extractor hood, oven and microwave, dishwasher) opening onto a living/dining room (32.1 m<sup>2</sup>), a heated veranda (18.03 m<sup>2</sup>), a wide hallway (12.1 m<sup>2</sup>) leading to two bedrooms (12.9 m<sup>2</sup> and 11.6 m<sup>2</sup>), each with its own private bathroom (6.7 m<sup>2</sup> and 5.3 m<sup>2</sup>), and a toilet with a washbasin;

Upstairs: a landing, three bedrooms (13 m<sup>2</sup>, 9.3 m<sup>2</sup> and 11.4 m<sup>2</sup>), and a shower room (5.4 m<sup>2</sup>) (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 m<sup>2</sup>), laundry room (10.8 m<sup>2</sup>), boiler room (10.8 m<sup>2</sup>)

- Barn of approximately 700 m<sup>2</sup> with 5 horse stalls, tack room, kitchen, hay shed, and workshop.

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

Pond (rainwater collection). Well.

