



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8185

• House - Biron •



## DETAILS

**Land surface:** 1943 m<sup>2</sup>

**Number of bedrooms:** 0

**Number of levels:** 0

**Type of heating:** Without

**Drainage/sewage:** Without

**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** Big 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

Two stone houses to renovate on land of almost 2000 m<sup>2</sup>. The first barn, of approximately 125 m<sup>2</sup>, offers large volumes and a solid structure. The second barn, 40 m<sup>2</sup>, in a peaceful setting.

125 m<sup>2</sup> living

1 943 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

67 000 €

Agency fees: 11,7 % VAT included\*

Price without fees: 60 000 €

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





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## • Description ref n°8185 •

Real estate complex composed of two stone houses to renovate, offering exceptional potential for various projects. The first house, with an area of approximately 125 m<sup>2</sup>, is distinguished by its large volumes and its solid structure and character.

The second house, smaller, of around 40 m<sup>2</sup>, perfectly completes this set by offering additional space, ideal for an outbuilding. This property is located on spacious grounds of almost 2000 m<sup>2</sup>, offering numerous possibilities for outdoor development, with a view of the surrounding countryside.

Located in a peaceful and easily accessible setting.

