



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8228

• House - Villeréal •



DETAILS

Land surface: 40125 m²

Number of bedrooms: 4

Number of levels: 1

Type of heating: Gas

Drainage/sewage: Septic tank

Swimming pool: Yes

Ground floor living: Yes

Work needed: No work

Fireplace: Yes closed hearth

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

At the gates of Villeréal, bright country house with open views, featuring 4 bedrooms, swimming pool, outdoor terrace and tobacco drying shed, pond and outbuildings, ideal for country living.

200 m² living

40 125 m²

- Villeréal -

17 place de la Halle

47210 Villeréal

Tel : 05 53 36 08 27

villereal@valadie-immobilier.com

Price fees included

530 000 €

Agency fees: 6 % VAT included*

Price without fees: 500 000 €

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



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• Description ref n°8228 •

Bright country house with meadow, swimming pool, terrace, and outbuildings:

Located in a peaceful setting, this charming country house has undergone a quality restoration and offers spacious rooms bathed in light. It features a large covered terrace overlooking a perfectly maintained meadow.

Ground floor:

Fully equipped kitchen of approximately 25 m², opening onto the 15 m² dining room.

Entrance into a spacious living room of approximately 40 m² with a fireplace and wood stove, direct access to the covered terrace.

Two ground-level bedrooms (approx. 20 m² and 16 m²).

A shower room with WC (approx. 7 m²).

First floor:

A landing leads to two beautiful attic bedrooms (approx. 20 m² and 15 m²).

A bathroom (approx. 7 m²).

Comfort and features:

Double-glazed windows and French doors.

Central heating.

Exterior:

Terrace of approximately 20 m².

Tobacco barn of approximately 170 m² in perfect condition, offering multiple possibilities.

Large meadow, small pond, ample parking.

An ideal property for enjoying the countryside in a comfortable, ready-to-move-in home.

