



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8251

• House - Villeréal •



DETAILS

Land surface: 106728 m²

Number of bedrooms: 3

Number of levels: 0

Type of heating: PAC

Drainage/sewage: Septic tank

Swimming pool: No

Ground floor living: Yes

Work needed: Second 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

Close to the Bastide de Villeréal, a single-story house is habitable but requires some renovations to improve comfort. Situated in the middle of the land, it features several stone or wooden outbuildings. A pond is also available.

67 m² living

106 728 m²

- Villeréal -

17 place de la Halle

47210 Villeréal

Tel : 05 53 36 08 27

villereal@valadie-immobilier.com

Price fees included

160 500 €

Agency fees: 7 % VAT included*

Price without fees: 150 000 €

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



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• Description ref n°8251 •

A former farmhouse with a dwelling house, a barn, and two metal awnings.

A dwelling house built in 1967, with a living area of approximately 67 m² (690 sq ft) comprising:

- A living room of approximately 18.2 m² (190 sq ft), tiled floor, French window, wood-paneled ceiling, and painted plastered walls.

- A kitchen of approximately 6 m² (60 sq ft), tiled floor, and a window. The kitchen has a sink, upper and lower cupboards, a gas stove, and an extractor hood.

- A hallway of approximately 7.1 m² (70 sq ft), tiled floor, plastered walls, and wood-paneled ceiling. An entrance door.

- A shower room of approximately 3.6 m² (30 sq ft), tiled floor, tiled walls, and a window. A bathtub, sink, and bidet.

- A separate toilet of approximately 1.8 m² (140 sq ft), tiled walls, tiled floor, and a window.

- A bedroom of approximately 10.4 m², tiled floor, and a ladder leading to the attic.

- A bedroom of approximately 9.5 m², wooden floor, plastered walls, wallpapered walls, and one window.

- A bedroom of approximately 10 m², wooden floor, two windows, wallpapered walls, and a wood-paneled ceiling.

- A converted attic with two rooms of approximately 22.3 m² and 26.5 m², wooden floor, and an uninsulated roof.

All the windows and doors are single-glazed.

The house has no heating system.

A detached stone barn measuring 15.7 m x 19 m, with a packed earth floor.

The roof has an asbestos-covered slope (assumed) and a tiled slope.

Adjoining the barn is a 7 m x 15 m canopy on the ground, with a new roof covering.

A wood and metal canopy for storing farm equipment and a workshop.

A metal canopy for storing hay.

