



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8251

• House - Villeréal •



## DETAILS

**Land surface:** 106728 m<sup>2</sup>

**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

Near the fortified town of Villeréal, a single-story house that is habitable but requires some improvements to its comfort. Set amidst fields with several stone and wood outbuildings. A pond.

67 m<sup>2</sup> living

106 728 m<sup>2</sup>

- Villeréal -

17 place de la Halle

47210 Villeréal

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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 complex with a dwelling, a barn, and two metal canopies.

The dwelling, built in 1967, offers approximately 67 m<sup>2</sup> of living space and comprises:

- A living room of approximately 18.2 m<sup>2</sup>, with tiled flooring, French doors, a wood-paneled ceiling, and painted plaster walls.

- A kitchen of approximately 6 m<sup>2</sup>, with tiled flooring and a window. The kitchen includes a sink, upper and lower cabinets, a gas stove, and an extractor hood.

- A hallway of approximately 7.1 m<sup>2</sup>, with tiled flooring, plaster walls, and a wood-paneled ceiling. It has an entrance door.

- A bathroom of approximately 3.6 m<sup>2</sup>, with tiled floor and walls, and a window. It includes a bathtub, a sink, and a bidet.

- A separate toilet of approximately 1.8 m<sup>2</sup>, with tiled walls and floor, and a window.

- A bedroom of approximately 10.4 m<sup>2</sup>, tiled floor, a ladder leading to the attic.

- A bedroom of approximately 9.5 m<sup>2</sup>, wooden floor, plastered walls, wallpaper, one window.

- A bedroom of approximately 10 m<sup>2</sup>, wooden floor, two windows, wallpapered walls, paneled ceiling.

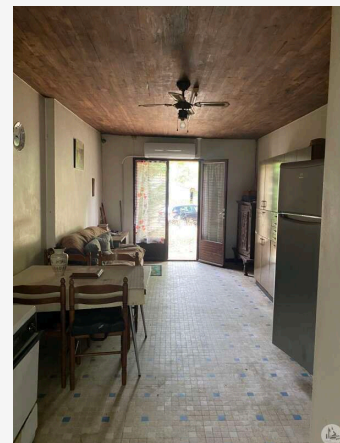
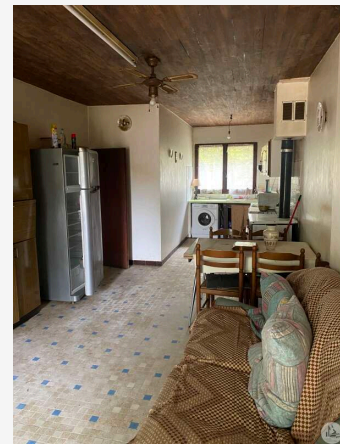
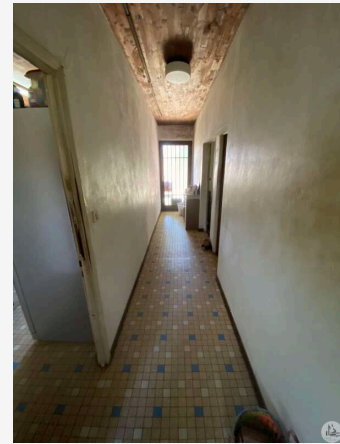
- A converted attic with two rooms of approximately 22.3 m<sup>2</sup> and 26.5 m<sup>2</sup>, wooden floor, uninsulated roof.

All windows are single-glazed.

The house has no heating system.

A detached stone barn measuring 15.7 m x 19 m, with an earthen floor.

The roof has one section covered in asbestos (presumably) and one section in tiles.



Adjoining the barn: a 7 m x 15 m lean-to, with a new