



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8267

• House - Villeréal •



## DETAILS

**Land surface:** 9500 m<sup>2</sup>

**Number of bedrooms:** 4

**Number of levels:** 1

**Type of heating:** Gas

**Drainage/sewage:** micro station

**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** Yes open 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

House on the river. On the foundations of an old water mill, very beautiful contemporary building on two levels, approx. 300 m<sup>2</sup> of living space, 4 bedrooms, 3 bathrooms. Modern decoration, white and gray aluminum. 9000

300 m<sup>2</sup> living

9 500 m<sup>2</sup>

- Villeréal -

17 place de la Halle

47210 Villeréal

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Price fees included

371 000 €

Agency fees: 6 % VAT included\*

Price without fees: 350 000 €

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





# Agence Immobilière Valadié

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## • Description ref n°8267 •

Mill-style residential house, recently built in 1980, built on the stone foundations of an old water mill.

The house is spread over two levels, with ceilings reaching up to the roof in the living rooms.

On the ground floor: Entrance opens onto a living room with a central round fireplace, a dining room with French doors opening onto two terraces, a fitted kitchen, a laundry room, a boiler room, a small office, and a bedroom with an en-suite shower room and toilet. An open masonry staircase. All floors are covered in travertine tiles.

Second floor: mezzanine corridor, a bedroom with an en-suite bathroom, shower, and toilet, balcony, two bedrooms, a shower room, and a separate toilet.

Small, detached building, one room, and two carports.

Very pretty river, meadows, and a small forest.

