



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8282

• House - Villeréal •



DETAILS

Land surface: 10410 m²

Number of bedrooms: 3

Number of levels: 2

Type of heating: Wood

Drainage/sewage: Septic tank

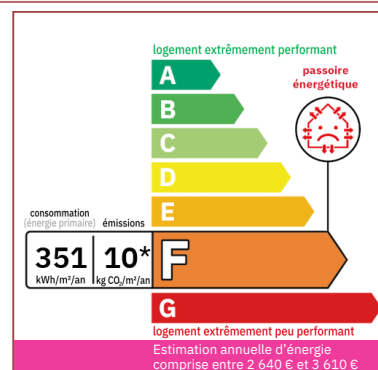
Swimming pool: No

Ground floor living: No

Work needed: Second work

Fireplace: Yes open hearth

Built: Not specified



10 minutes from Villeréal, charming stone house on 3 levels with a living area of approximately 212 m², to be finished renovating. Outbuildings. Land of more than 1 ha.

206 m² living

10 410 m²

- Villeréal -

17 place de la Halle

47210 Villeréal

Tel : 05 53 36 08 27

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Price fees included

165 000 €

Agency fees: 7 % VAT included*

Price without fees: 154 206 €

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



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Located in a peaceful, yet not isolated setting, this characterful stone house offers generous volumes and great potential.

On the ground floor, you will discover: an entrance hall (28.6 m²) also serving as a dining room, a cozy living room (34.3 m²) equipped with a wood-burning stove, an authentic kitchen (30.5 m²) with a wood-burning stove and access to the garden, a shower room with a laundry area (16.5 m²).

Upstairs: a landing (13.4 m²) leading to a bedroom (25.8 m²) with its private shower room (4.11 m²) including a sink, a bathtub, and a toilet. A second large bedroom (33.4 m²)

A beautiful open terrace/gallery (28.8 m²) offering unobstructed views of the garden and the countryside. On the second floor: An additional bedroom (24.9 m²) with an en-suite bathroom (with sink, shower, and toilet).

An attic (30 m²) provides space for an additional bedroom or valuable storage space.

The exterior features perfectly complement this property: an attached barn (approximately 80 m² floor space), a detached barn (64.8 m²), a well, and a stone outbuilding.

This property combines old-world charm and authenticity, making it ideal for a family home or a country house project.

