Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8288 • House - Villeréal •



DETAILS

Land surface: 23441 m²

Number of bedrooms: 4

Number of levels: 0

Type of heating: Pompe à chaleur (gainable) et poêle à bois et insert

Drainage/sewage: Septic tank

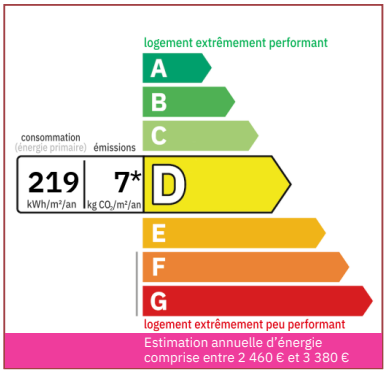
Swimming pool: Yes

Ground floor living: Yes

Work needed: Second work

Fireplace: Yes open hearth

Built: Not specified



Just 10 minutes from Villeréal, in a rural and preserved setting, with no neighbors or busy roads nearby, this stone property will charm you with its main house, guest house, outbuildings and 2.4 hectares of land.

167 m² living

23 441 m²

Non-binding document

- Villeréal -
17 place de la Halle
47210 Villeréal
Tel : 05 53 36 08 27
villereal@valadie-immobilier.com

Price fees included

325 000 €

Agency fees: 6 % VAT included*
Price without fees: 306 604 €

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

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• Description ref n°8288 •

Stone property comprising a main house, an attached barn, a guest house, a garage, a shed, and former stables.

- The main house comprises: 2 verandas of 21.3 and 22.2 m2 (one at the entrance and the other adjoining the kitchen), a living/dining room (36.4 m2) with a fireplace and wood-burning stove, a fitted kitchen (22.5 m2) with an oven, hob, extractor hood and a fireplace with an insert, a utility room (6.3 m2), a master bedroom (21.1 m2) with an en-suite shower room/WC (4.5 m2) and a dressing room (3.8 m2), a bedroom (17 m2) with an en-suite shower room (4.5 m2), a hallway (9.6 m2), 2 bedrooms (15.2 and 14.4 m2), a bathroom/WC (2.6 m2), and an office (4.8 m2).

Ducted heating (heat pump), wood-burning stove (living room) and fireplace insert (kitchen). Electric convectors in the bathrooms, the 17 m² bedroom, and the office.
The majority of the roof of the main house and adjoining barn was redone in 2021. The ducted heat pump was installed in 2022.

- The guest house (or gîte) comprises: a kitchen with a laundry area (15.8 m²), a living/dining room (36.4 m²), two bedrooms (8 m²) with en-suite bathrooms (4.5 and 4.7 m²), and a covered terrace. No heating.

2.4 hectares of land with a chlorine swimming pool (8.5 x 5 m) heated by a solar coil system. Well. Beautiful views of the surrounding countryside.









