



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8319

• House - Villeréal •



## DETAILS

**Land surface:** 101171 m<sup>2</sup>

**Number of bedrooms:** 7

**Number of levels:** 1

**Type of heating:** Fuel oil

**Drainage/sewage:** Septic tank

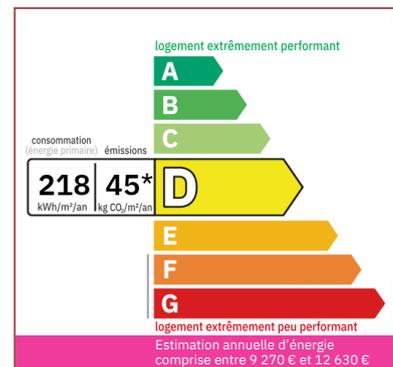
**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** Yes closed hearth

**Built:** Not specified



A stone's throw from Villéreal, large charming property with a house of approximately 470 m<sup>2</sup> comprising a double living room, 7 suites and a gym as well as several outbuildings with horse boxes on a plot of 11.8 hectares with a

433 m<sup>2</sup> living

101 171 m<sup>2</sup>

Pricaz Thibaut

Agent commercial

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Price fees included

599 500 €

Agency fees: 5,8 % VAT included\*

Price without fees: 566 500 €

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



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## • Description ref n°8319 •

Countryside property with a main house of approximately 470 m<sup>2</sup>, outbuildings, and a lake on a plot of 117,920 m<sup>2</sup>.

The three-story property comprises:

A kitchen with fireplace, a utility room with laundry room and separate toilet, a dining room, a double living room with fireplace, a bedroom suite with a shower room and toilet, and an office.

Upstairs, there are 6 en-suite bedrooms. A loggia.

In the basement, there is a gym, billiard room, wine cellar, and boiler room. The property features a covered terrace, a swimming pool, a lake, and 3 outbuildings: a garage, a shed, and horse stalls. Large grounds.

