Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8329 • House - Villeréal •



DETAILS

Land surface: 1.19 ha

Number of bedrooms: 3

Number of levels: 0

Type of heating: Fioul et climatisation dans pièce de vie

Drainage/sewage: Septic tank

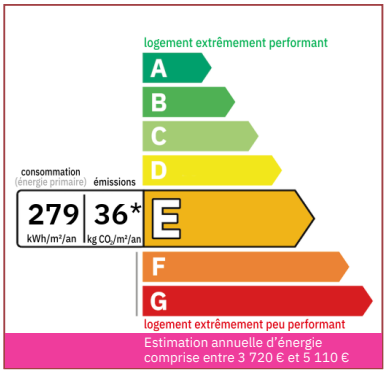
Swimming pool: No

Ground floor living: No

Work needed: Second work

Fireplace: No

Built: Not specified



Comfortable village house, modernized while retaining its authenticity. Large, wooded and adjoining grounds of 1.2 hectares. Outbuildings perfectly complement the property.

170 m² living

11 900 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

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°8329 •

Village house, restored in the 1990s, comprising: a 5.7 m² entrance hall, a 20.6 m² dining room, a 34.2 m² living room with an Alsatian wood-burning stove and air conditioning (south-facing room, bright thanks to its many windows overlooking the garden), a 19.2 m² kitchen with a sliding glass door giving access to a tiled terrace overlooking the garden and equipped with an awning and a pergola. From the entrance hall, you access an 11.1 m² bedroom, then a 3.5 m² hallway with a large closet, and an 8.5 m² bathroom (with a macerator, bidet, shower cubicle, sink, and heated towel rail).

A 5.7 m² hallway leads to two further bedrooms: one of 13.3 m² with a closet, the other of 10.4 m² (with a skylight), and a 2.5 m² toilet (with a macerator and washbasin).

From the kitchen, access to the basement via an internal staircase leads to a 33.6 m² conservatory-style living room with a wood-burning stove and direct access to the garden via bay windows.

Many original features have been preserved and enhanced during the restoration: stone walls, exposed beams, oak parquet flooring, and a decorative fireplace. Mixed double- and single-glazed wooden windows. Double-glazed aluminum windows. Oil-fired central heating. Air conditioning and an Alsatian stove in the living room.

On the garden level: 25 m² laundry room (with a ceiling height of 1.76 m)

24.5 m² workshop. Room converted into a spare bedroom of approximately 8.6 m² with a toilet (macerator). A 6.9 m² corridor leads to a 16 m² storage room. Cellar of approximately 54.3 m² with a dirt floor.

Outside: A covered porch serving as a parking space for two cars. Room housing the fuel tanks (2000 L in total) and a second room with the Viessman fuel boiler. Sheet metal garden shed and firewood storage.

Large wooded garden, bordered by hedges, a well (with pump for the garden)







