



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8329

• House - Villeréal •



## DETAILS

**Land surface:** 12411 m<sup>2</sup>

**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

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

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

170 m<sup>2</sup> living

12 411 m<sup>2</sup>

- Villeréal -

17 place de la Halle

47210 Villeréal

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Price fees included

203 300 €

Agency fees: 7 % VAT included\*

Price without fees: 190 000 €

\*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 m<sup>2</sup> entrance hall, a 20.6 m<sup>2</sup> dining room, a 34.2 m<sup>2</sup> 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 m<sup>2</sup> 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 m<sup>2</sup> bedroom, then a 3.5 m<sup>2</sup> hallway with a large closet, and an 8.5 m<sup>2</sup> bathroom (with a macerator, bidet, shower cubicle, sink, and heated towel rail).

A 5.7 m<sup>2</sup> hallway leads to two further bedrooms: one of 13.3 m<sup>2</sup> with a closet, the other of 10.4 m<sup>2</sup> (with a skylight), and a 2.5 m<sup>2</sup> toilet (with a macerator and washbasin).

From the kitchen, access to the basement via an internal staircase leads to a 33.6 m<sup>2</sup> 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 m<sup>2</sup> laundry room (with a ceiling height of 1.76 m)

24.5 m<sup>2</sup> workshop. Room converted into a spare bedroom of approximately 8.6 m<sup>2</sup> with a toilet (macerator). A 6.9 m<sup>2</sup> corridor leads to a 16 m<sup>2</sup> storage room. Cellar of approximately 54.3 m<sup>2</sup> 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)

