



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8403

• House - Villeréal •



## DETAILS

**Land surface:** 400 m<sup>2</sup>

**Number of bedrooms:** 1

**Number of levels:** 1

**Type of heating:** Wood

**Drainage/sewage:** Septic tank

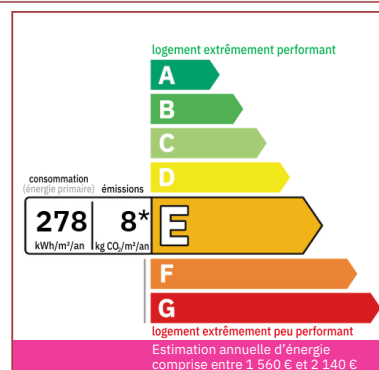
**Swimming pool:** Yes

**Ground floor living:** Yes

**Work needed:** No work

**Fireplace:** Yes closed hearth

**Built:** 1900



Charming stone house semi-detached on one side in an exceptional co-ownership estate - Secondary residence with rental profitability with swimming pool access, landscaped park, shared outbuildings.

125 m<sup>2</sup> Carrez living

400 m<sup>2</sup>

- Villeréal -

17 place de la Halle

47210 Villeréal

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Price fees included

**339 200 €**

Agency fees: 6 % VAT included\*

Price without fees: 320 000 €

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



# Agence Immobilière Valadié

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## • Description ref n°8403 •

In a preserved natural setting, in the heart of a 2.6-hectare private estate, this elegant stone house offers a unique lifestyle, combining serenity, comfort, and profitability.

This house is one of six residences comprising the co-ownership and benefits from shared access to quality amenities: a large swimming pool, a landscaped and wooded park, shared outbuildings, and a professional rental management service.

Apartment 1: A residential house of approximately 125 m<sup>2</sup> of living space:

On the ground floor:

- An entrance hall leading to a dual-aspect living room with a wood-burning stove and a glass roof allowing you to enjoy the view and the rear garden/terrace.
- An open-plan kitchen.
- A shower room
- A separate toilet

Upstairs:

- A bedroom with a walk-in closet and two sleeping areas for children.

The house is equipped with a wood-burning stove and new reversible air conditioning (installed in 2025), as well as underfloor heating in the bathroom, for optimal comfort in all seasons.

Located in the immediate vicinity of a lively and highly sought-after medieval village, you'll enjoy a peaceful yet dynamic environment, rich in heritage and activities.

Several other houses are also available for sale within the estate. Each lot has different characteristics and sizes.

