

## Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref: 8404

• House - Villeréal •



## **DETAILS**

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

Number of bedrooms: 2

Number of levels: 1

Type of heating: Wood + Electric

Drainage/sewage: Septic tank

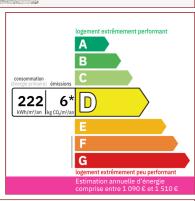
Swimming pool: Yes

Ground floor living: No

Work needed: No work

Fireplace: Yes closed hearth

**Built:** 1900



Charming stone house adjoining an exceptional co-ownership estate – Secondary residence with rental profitability with swimming pool access, landscaped park, shared outbuildings.

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

400 m<sup>2</sup>

- Villeréal -17 place de la Halle 47210 Villeréal

Tel: 05 53 36 08 27 villereal@valadie-immobilier.com

Price fees included

318 000 €

Agency fees: 6 % VAT included\*
Price without fees: 300 000 €

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

Non-binding document



## Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

## • Description ref n°8404 •

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 coownership and benefits from shared access to quality amenities: Large swimming pool, landscaped and wooded grounds, shared outbuildings, professional rental management service.

Apartment 2: A dwelling house of approximately 101 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 glass roof allowing you to enjoy the view and the rear garden/terrace and side terrace.
- An open-plan kitchen.
- A shower room
- A separate toilet

**Upstairs:** 

- A bedroom and a split-level bedroom.

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. Fach lot has different characteristics and









