



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8430

• House - Villeréal •



DETAILS

Land surface: 6620 m²

Number of bedrooms: 4

Number of levels: 2

Type of heating: Wood + Electric

Drainage/sewage: Septic tank

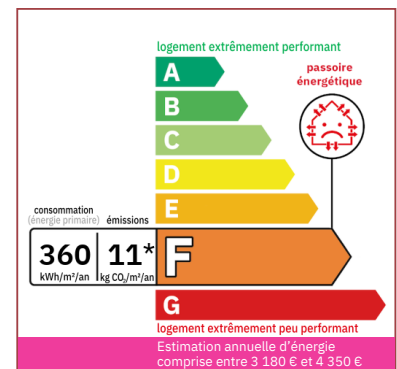
Swimming pool: No

Ground floor living: No

Work needed: Second work

Fireplace: Yes closed hearth

Built: Not specified



Charming family home close to shops, combining comfort and authenticity, offering 4 bedrooms, 3 bathrooms, convertible attic, garages and garden with outbuilding.

140 m² living

6 620 m²

- Castillonnès -

12 Place Jasmin

47330 Castillonnès

Tel : 05 53 40 22 69

castillonnes@valadie-immobilier.com

Price fees included

302 100 €

Agency fees: 6 % VAT included*

Price without fees: 285 000 €

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



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

• Description ref n°8430 •

On the outskirts of Villeréal, listed among the most beautiful villages in France, lies a charming house where modern comfort and authenticity blend perfectly.

Upon entering, the hall (12.9 sq m) opens onto a bright living room (19.3 sq m) with an inset fireplace. Adjacent to this is the fully equipped kitchen (approximately 15 sq m) – with oven, hob, and refrigerator – offering a true living space, ideal for sharing meals with family thanks to its inviting dining area.

The ground floor also includes two bedrooms:

☒☒☒ The first (approximately 8 sq m), with built-in wardrobes, has an en-suite bathroom and toilet.

☒☒ The second (18.6 sq m), designed with accessibility in mind, features a shower room adapted for people with reduced mobility, complete with a toilet.

Upstairs, a landing leads to two new bedrooms (19.5 and 19.7 sq m) bathed in light, a shower room, and a separate toilet.

The second floor features a spacious attic (approximately 56 sq m), ready to be converted to suit your needs.

Outside, the charm continues:

Two wells, two garages, a bright room with a bay window ideal for a workshop or a large living space, a functional laundry room, an electric lawnmower, and even a garden shed complete this meticulously maintained property.

With its secluded, wooded grounds and paved driveway, this house is located just a few minutes' walk from the lively heart of Villeréal and its traditional markets.

A wonderful opportunity for those who dream of a warm and welcoming lifestyle, nestled between the countryside and a charming village.

