



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8477

• House - Monpezier •



## DETAILS

**Land surface:** 16559 m<sup>2</sup>

**Number of bedrooms:** 10

**Number of levels:** 1

**Type of heating:** Chauffage central au fioul / Chauffage central au gaz

**Drainage/sewage:** Septic tank

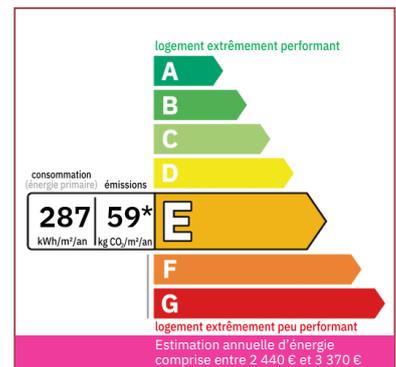
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Second work

**Fireplace:** Yes open hearth

**Built:** Not specified



A group of buildings comprising a main house, an adjoining one-bedroom apartment (currently rented), a barn with two converted apartments (currently rented), a stone house with an attached garage (currently rented), a tobacco

375 m<sup>2</sup> living

16 559 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

399 000 €

Agency fees: 5 % VAT included\*

Price without fees: 380 000 €

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



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

## • Description ref n°8477 •

A group of buildings forming an interior courtyard (parking) and offering the following accommodations:  
The main house has approximately 144 m<sup>2</sup> of living space on two levels.

The ground floor is unfurnished:

- An entrance hall of approximately 4 m<sup>2</sup>, with a staircase leading to the upper floor.
- A second hallway of approximately 5.6 m<sup>2</sup>
- A kitchen of approximately 21.6 m<sup>2</sup>, simply fitted with upper and lower cabinets
- A pantry of approximately 5.1 m<sup>2</sup>
- A bathroom of approximately 3.5 m<sup>2</sup>, with a sink, toilet, and shower.
- A bedroom of approximately 18.6 m<sup>2</sup>
- A living room of approximately 16.3 m<sup>2</sup>, with a stone fireplace equipped with a wood-burning stove.

Upstairs:

- A bedroom of approximately 20.5 m<sup>2</sup>,
- A living/dining room of approximately 33.8 m<sup>2</sup> with a sink,
- A bathroom of approximately 3.8 m<sup>2</sup> with a bathtub, bidet, sink, and window.
- A separate toilet of approximately 1.7 m<sup>2</sup>
- A bedroom of approximately 9 m<sup>2</sup>.

Adjoining the main house is a studio apartment rented for €500 per month, comprising:

- A living/dining room/kitchen of approximately 22.7 m<sup>2</sup>, equipped with wall cabinets, a sink, a worktop, an extractor hood, and a gas hob.
- A bedroom of approximately 11.09 m<sup>2</sup>,
- A separate toilet of approximately 2.5 m<sup>2</sup>,
- A shower room of approximately 5.2 m<sup>2</sup> with a shower and sink.

