



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8479

• House - Montayral •



DETAILS

Land surface: 5696 m²

Number of bedrooms: 5

Number of levels: 0

Type of heating: Wood + Electric

Drainage/sewage: Septic tank

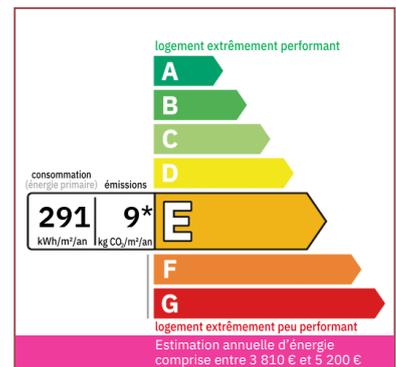
Swimming pool: Yes

Ground floor living: Yes

Work needed: Finitions / Décoration

Fireplace: Yes closed hearth

Built: 1940



A beautiful stone country house built in 1975 with 3 bedrooms, a living room with 2 bedrooms. A garage of stone, pool, a well and a garden of 5696 m² approx with a superb view!

197 m² living

5 696 m²

- Villeréal -

17 place de la Halle

47210 Villeréal

Tel : 05 53 36 08 27

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Price fees included

285 000 €

Agency fees: 5 % VAT included*

Price without fees: 271 429 €

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



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Set consisting of :

A stone house of a habitable surface area of 140 m² approx, comprising :

- An entrance hall of 15 m² approx with fitted wardrobes, tiled floors and a staircase serving the first floor of the dovecote.
- An independent toilet with washing hands.
- a living room of 38 m² env with chimney equipped d an insert, an old stone sink, tiled floor, two French doors to a terrace exposed full South.
- A kitchen 14,3 m² approx fitted with an oven, gas hob. A door-window to a veranda of 12.2 m² approximately which is used as a winter lounge.
- A laundry room of 10 m² approximately, tiled flooring, a staircase leading to a cellar.

From the entrance hall :

- A bedroom of 14,5 m² env with wall cupboard, floor imitation wooden floors.
- a bathroom of 5.2 m² approx with double sink, Italian shower, tiled floor, faience on the walls.
- A bedroom of 14 m² approx with fitted wardrobes.
- The last bedroom on the fist floor in the loft of 14 m² approx, with fitted wardrobes and parquet floors.

Wood joinery equipped survitrage, and wooden shutters.

Electric heating and fireplace, rollaway in the living room
Roof insulation by glass wool.

Hot water Production by electric cumulus.

Sanitation by septic tank redone in 2003.

Property tax : 1204 €

Adjoining the dwelling-house, an extension built in the year 2000, completely renovated, with a living area of 57 m² approx, comprising :

- A living room/dining room/kitchen 23,4 m² approx, tiled flooring, door-window leading to the outside. Fitted kitchen.
- A bathroom of 4.7 m² approx with a shower, basin and wc, tiled flooring and tiled walls.
- 2 bedrooms of 13,2 and 13,7 m² approximately including one with a toilet cabinet.

Electric heating.

Wood joinery with survitrage.

Outside :

- A garage, independent stone of 24 m² approx and a

