



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8491

• House - Villeréal •

EXCLUSIVE



## DETAILS

**Land surface:** 31495 m<sup>2</sup>

**Number of bedrooms:** 6

**Number of levels:** 1

**Type of heating:** Wood + Electric

**Drainage/sewage:** Septic tank

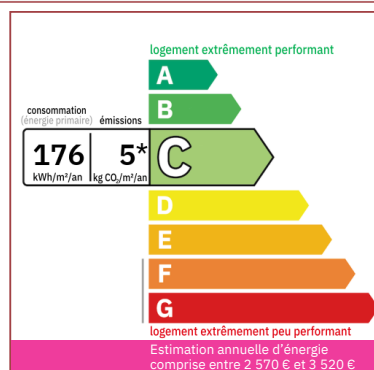
**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** Yes closed hearth

**Built:** Not specified



2.7 km from Villeréal, stone house with 190 m<sup>2</sup> extension fully restored with outbuildings, 3 hectares of fully fenced land, swimming pool and magnificent lake.

190 m<sup>2</sup> living

31 495 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

399 500 €

Agency fees: 5,1 % 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°8491 •

House with a living area of 190 m<sup>2</sup> comprising a 24 m<sup>2</sup> covered terrace leading to an entrance hall, a 24 m<sup>2</sup> kitchen, and a 14 m<sup>2</sup> pantry. The ground floor also includes three bedrooms (11 m<sup>2</sup>, 10 m<sup>2</sup>, and 9 m<sup>2</sup>), a 6 m<sup>2</sup> shower room, and a separate toilet.

A 26 m<sup>2</sup> living room with an open fireplace and a large 55 m<sup>2</sup> sitting room complete the ground floor.

Upstairs, a hallway leads to three bedrooms (13 m<sup>2</sup>, 12 m<sup>2</sup>, and 10 m<sup>2</sup>) and a 7 m<sup>2</sup> shower room.

Outside: a stone dovecote used as a workshop.

A 30 m<sup>2</sup> shed, a 20 m<sup>2</sup> garage, and a 90 m<sup>2</sup> carport.

An 11 x 5 m swimming pool with a pool house including a shower and toilet.

Fenced plot of 31495m2 with lake.

