



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8506

• House - Villeréal •



## DETAILS

**Land surface:** 10001 m<sup>2</sup>

**Number of bedrooms:** 2

**Number of levels:** 0

**Type of heating:** Without

**Drainage/sewage:** Septic tank

**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** Second work

**Fireplace:** Yes open hearth

**Built:** Not specified

Logement économe

≤ 50 A

51 à 90 B

91 à 150 C

151 à 230 D

231 à 330 E

331 à 450 F

> 450 G

Logement énergivore

DPE en cours

Just a few minutes from Villeréal, a stone house to renovate with outbuildings and approximately 1 hectare of land.

85 m<sup>2</sup> living

10 001 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

99 900 €

Agency fees: 8,7 % VAT included\*

Price without fees: 91 900 €

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





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## • Description ref n°8506 •

Single-story stone house comprising a veranda (at the entrance), a kitchen (22.7 sq m), a living/dining room (27 sq m), a hallway (4.6 sq m), two bedrooms (11 and 13 sq m), a bathroom of approximately 5.4 sq m (sink, bathtub, and bidet), and a toilet. A separate veranda (at the rear) of 13 sq m. Laundry room (6.4 sq m). Currently offering approximately 100 sq m of convertible space. Cellar.

No heating. Renovation work required.

Adjoining the house: an old barn (18.8 sq m) with former stables and a tobacco drying shed (47 sq m floor area). Open lean-to with an old plum oven.

Former stables/chicken coop.

Approximately 1 hectare of land surrounding the buildings.

