



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8643

• House - Villeréal •



DETAILS

Land surface: 15058 m²

Number of bedrooms: 2

Number of levels: 1

Type of heating: Wood

Drainage/sewage: Septic tank

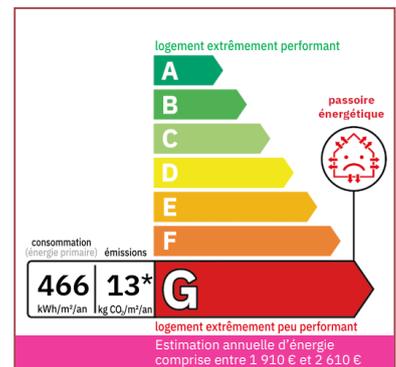
Swimming pool: No

Ground floor living: No

Work needed: Second work

Fireplace: Yes closed hearth

Built: Not specified



A property offering strong potential, ideal for a renovation project, secondary or primary residence. Several non-contiguous wooded plots totaling approximately 8 hectares, located in different municipalities.

130 m² living

15 058 m²

- Villeréal -

17 place de la Halle

47210 Villeréal

Tel : 05 53 36 08 27

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Price fees included

181 900 €

Agency fees: 7 % VAT included*

Price without fees: 170 000 €

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



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Stone house of approximately 130 sq m comprising a central entrance hall of 18.5 sq m, a living room of 28.3 sq m with a fireplace and wood-burning stove, a bedroom of 33.6 sq m with a fireplace, a kitchen of 10.3 sq m, a shower room of 4.5 sq m, and a separate WC of 1.7 sq m.

Attic space covering the entire footprint of the house, suitable for conversion.

Adjoining outbuildings:

- Laundry room of 16.2 sq m
- Storage room of 18.4 sq m

Opposite the house, a Périgord-style barn measuring 7.30 m x 15.30 m (formerly a nursery).

Several outbuildings complete the property: a former stone chicken coop with three pens, two wooden chalets, and a garden shed.

Non-contiguous wooded plots:

– Saint-Avit-Sénieur:

- Plot of 7,150 m²
- Plot of 17,930 m²
- Plot of 4,828 m²
- Plot of 12,490 m²

– Paulhiac (Lot-et-Garonne):

- Plot of 10,800 m²
- Plot of 4,023 m²

– Saint-Martin-de-Villereal:

- Plot of 22,565 m²

