



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8737

• House - Lédat •



DETAILS

Land surface: 12052 m²

Number of bedrooms: 5

Number of levels: 1

Type of heating: Fuel + Bois

Drainage/sewage: Fosse septique plus bac à graisse

Swimming pool: Yes

Ground floor living: No

Work needed: No work

Fireplace: Yes closed 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

Beautiful property of 1ha 20a located in the countryside offering a spacious house of 280m² with 5 bedrooms including 2 master suites, outbuildings with horse boxes plus swimming pool in a peaceful and comfortable living

280 m² living

12 052 m²

- Villeréal -

17 place de la Halle

47210 Villeréal

Tel : 05 53 36 08 27

villereal@valadie-immobilier.com

Price fees included

499 000 €

Agency fees: 5,3 % VAT included*

Price without fees: 474 000 €

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



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House of approximately 280 m² which consists of an entrance of 20m² followed by a fitted kitchen of 16m², a living room with closed fireplace 45m², a living room of 13m², on the ground floor there is a laundry room of 11m², a bathroom with wc of 6.8m², a bedroom of 10m² including a master suite of 13m² with shower room of 4.5m².

Upstairs a bedroom of 20m², a space of 14m² which serves a bedroom of 21m², a shower room with wc of 7m², a boiler room of 8m², an office of 8.64m², a master suite of 31m² with shower room with wc of 5m². Attic of 14m².

Exterior:

A barn with 4 horse boxes of 90m² supplied by water and electricity, an old stone house of 50m² to be completely restored.

A garage of approximately 50m² and an adjoining workshop of 11m².

A chlorine swimming pool with electric roller shutter, a pool house with shower and toilet.

Land of 1ha 20a 52ca

Reversible air conditioning in the bedrooms.

