



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8737

• House - Lédats •



## DETAILS

**Land surface:** 12052 m<sup>2</sup>

**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 280m<sup>2</sup> with 5 bedrooms including 2 master suites, outbuildings with horse boxes plus swimming pool in a peaceful and comfortable living

280 m<sup>2</sup> living

12 052 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

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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## • Description ref n°8737 •

House of approximately 280 m<sup>2</sup> which consists of an entrance of 20m<sup>2</sup> followed by a fitted kitchen of 16m<sup>2</sup>, a living room with closed fireplace 45m<sup>2</sup>, a living room of 13m<sup>2</sup>, on the ground floor there is a laundry room of 11m<sup>2</sup>, a bathroom with wc of 6.8m<sup>2</sup>, a bedroom of 10m<sup>2</sup> including a master suite of 13m<sup>2</sup> with shower room of 4.5m<sup>2</sup>.

Upstairs a bedroom of 20m<sup>2</sup>, a space of 14m<sup>2</sup> which serves a bedroom of 21m<sup>2</sup>, a shower room with wc of 7m<sup>2</sup>, a boiler room of 8m<sup>2</sup>, an office of 8.64m<sup>2</sup>, a master suite of 31m<sup>2</sup> with shower room with wc of 5m<sup>2</sup>. Attic of 14m<sup>2</sup>.

Exterior:

A barn with 4 horse boxes of 90m<sup>2</sup> supplied by water and electricity, an old stone house of 50m<sup>2</sup> to be completely restored.

A garage of approximately 50m<sup>2</sup> and an adjoining workshop of 11m<sup>2</sup>.

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.

