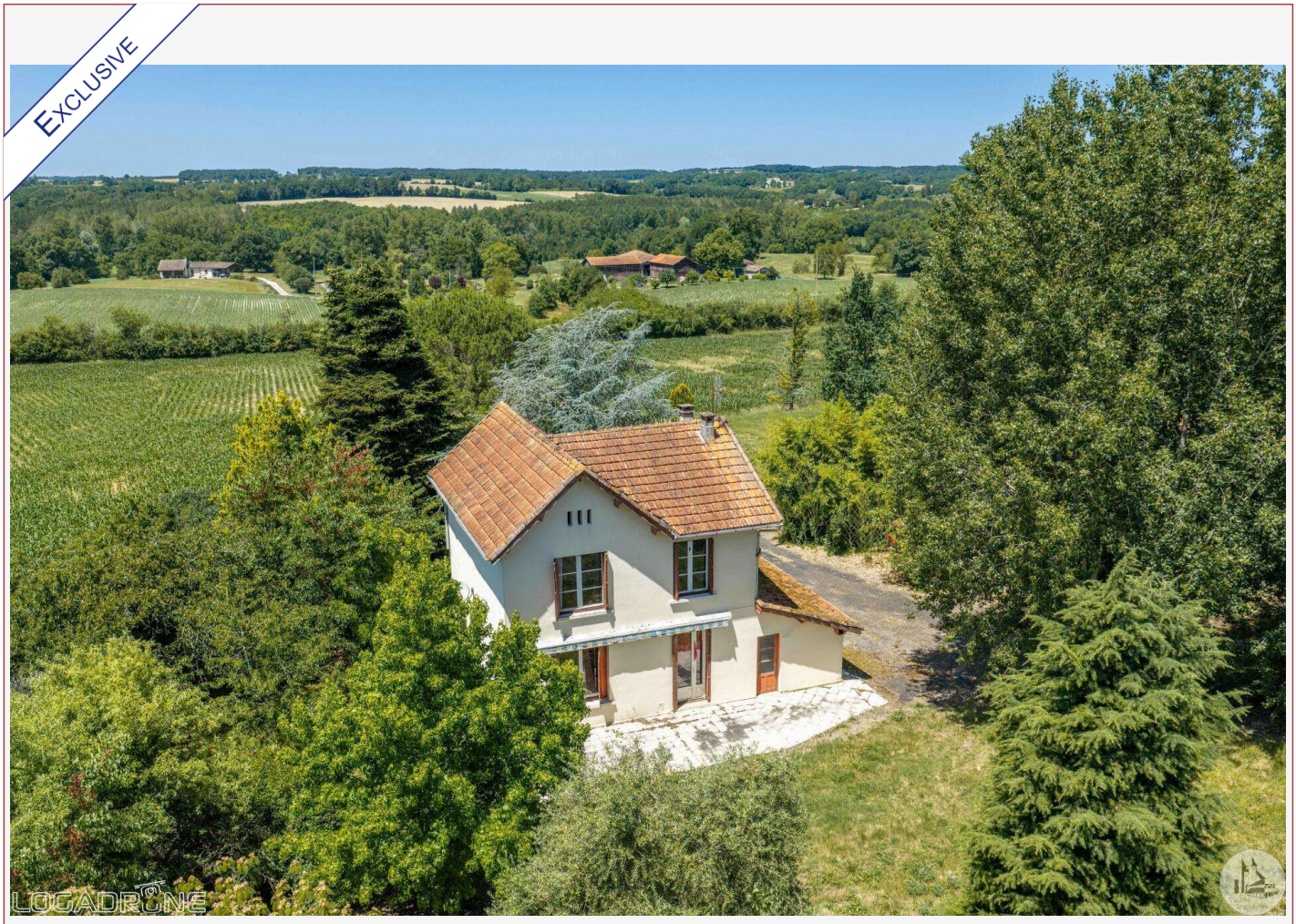
Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8811 • House - Villeréal •



DETAILS

Land surface: 41216 m²

Number of bedrooms: 3

Number of levels: 1

Type of heating: Fuel oil

Drainage/sewage: Septic tank

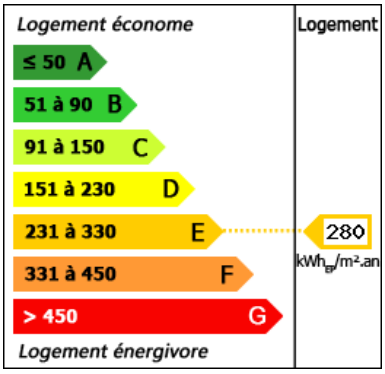
Swimming pool: No

Ground floor living: No

Work needed: Second work

Fireplace: No

Built: 1980



At the end of a private road, a three-bedroom house with a garage, a stone barn, and a tobacco drying shed. A pond and a well, with 4 hectares, two of which are adjoining.

93 m² living

41 216 m²

Non-binding document

- Villeréal -
17 place de la Halle
47210 Villeréal
Tel : 05 53 36 08 27
villereal@valadie-immobilier.com

Price fees included

150 000 €

Agency fees: 6,4 % VAT included*
Price without fees: 141 000 €

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

Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

• Description ref n°8811 •

A residential house built in the 1960s on a foundation and micropiles at garage level. The living area is approximately 93 m², comprising:
- An entrance hall of approximately 7.14 m², with a stairwell leading to the upper floor. The staircase steps are granite. A macerator toilet under the stairs, tiled floor.
- A living room of approximately 16.13 m², with three curved windows, tiled floor, and wallpaper.
- A dining room of approximately 14.7 m², converted into a bedroom, with linoleum flooring, one window, and wallpaper on the walls. A shower and sink area has been added. - A kitchen of approximately 9.11 m², tiled floor, French window, fitted with oak wall and base units and equipped with a gas hob, dishwasher, oven, sink, and extractor fan.
- A garage of approximately 17.5 m², accessible from the entrance hall. Cement floor, sink, sliding door for car access, and a service door to the rear garden.

Upstairs:
- A hallway of approximately 3.2 m², parquet flooring, wallpapered walls.
- A bedroom of approximately 9.6 m², parquet flooring, single-pane window, wallpapered walls.
- A bedroom of approximately 15.3 m², parquet flooring, single-pane window, wallpapered walls. - A bedroom of approximately 14.15 m², with parquet flooring, a French window opening onto the balcony, and wallpapered walls.
- A shower room of approximately 4 m², with tiled flooring, tiled walls, and wallpapered ceilings. A sink, a bidet, a shower stall, and a window.

Most of the woodwork is double-glazed PVC with shutters. The windows in two upstairs bedrooms are single-glazed wood.
Oil-fired central heating, with a De Dietrich oil-fired boiler over 20 years old installed in the garage, in good working order and serviced annually (owner's declaration). Cast iron/aluminum radiators.

A stone barn with a floor area of approximately 197 m², with a partially cemented floor and packed earth in the middle. Former daycare centers.
The roof framing appears to be in good condition, but the roof needs to be redone. Several awnings on the front and side of the barn.







