



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8861

• House - Villeréal •



## DETAILS

**Land surface:** 7281 m<sup>2</sup>

**Number of bedrooms:** 2

**Number of levels:** 0

**Type of heating:** Electric

**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

Less than 2 km from Villeréal, an old farm consisting of a single-storey house and its outbuildings in the middle of its 7281 m<sup>2</sup>.

110 m<sup>2</sup> living

7 281 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

238 500 €

Agency fees: 6 % VAT included\*

Price without fees: 225 000 €

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



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## • Description ref n°8861 •

Former farmhouse comprising:

- a house consisting of an entrance hall (10.7 m<sup>2</sup>), a kitchen (14.3 m<sup>2</sup>) with an antique fireplace, a living/dining room (22.4 m<sup>2</sup>), an office (14.4 m<sup>2</sup>) (a windowless room connecting the kitchen and dining room), two bedrooms (18.2 and 12 m<sup>2</sup>), a vestibule (6.9 m<sup>2</sup>), and a shower room (8.8 m<sup>2</sup>) with a washbasin, walk-in shower, and toilet.

Single and double-glazed windows. Electric heating.

- Attached to the house: a workshop (25.6 and 48.7 m<sup>2</sup>) and an 80.7 m<sup>2</sup> barn (formerly a carport and pigsty).

- Garage (32.4 m<sup>2</sup>)

- Detached barn (approximately 220 m<sup>2</sup> floor area)

Wooded land with a pond. Paved driveway.

