



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8915

• House - Villeréal •



## DETAILS

**Land surface:** 14898 m<sup>2</sup>

**Number of bedrooms:** 5

**Number of levels:** 0

**Type of heating:** Fuel oil

**Drainage/sewage:** Septic tank

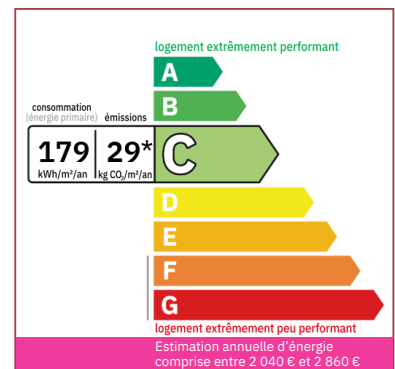
**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** Yes open hearth

**Built:** Not specified



Located 10 minutes from shops, perched on a hill offering beautiful views of the countryside, in a quiet location, this house has various outbuildings and offers seasonal rental potential.

153 m<sup>2</sup> living

14 898 m<sup>2</sup>

- Villeréal -

17 place de la Halle

47210 Villeréal

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Price fees included

386 900 €

Agency fees: 6 % VAT included\*

Price without fees: 365 000 €

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



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## • Description ref n°8915 •

Property comprising a traditional house and various outbuildings:

- Main house offering a fitted kitchen - 24.3 m<sup>2</sup> - (ovens, hob, extractor hood, dishwasher) opening onto a dining room, a bright living room - 23.5 m<sup>2</sup> - with a fireplace (insert), a pantry/laundry room (2.1 m<sup>2</sup>), a hallway (10.2 m<sup>2</sup>) with built-in wardrobes leading to three bedrooms - one 11.2 m<sup>2</sup> and two 8.8 m<sup>2</sup> (with built-in wardrobes), a shower room - 5.4 m<sup>2</sup> - (double vanity and walk-in shower), and a WC.

In the extension adjoining the house and accessible from the kitchen or a separate entrance: a room - 35.4 m<sup>2</sup> under the eaves (mezzanine type) with its own shower room/WC and space for a kitchenette (to be fitted) which could serve as an independent studio or guest bedroom; Ground floor: entrance hall (9.1 m<sup>2</sup>), bedroom or office (13.1 m<sup>2</sup>) with built-in wardrobe, boiler/laundry room. Oil-fired central heating throughout the house + wood-burning stove with 4 vents distributing heat throughout. Air conditioning in the living room/mezzanine. Electric convector heater in the bedroom/office. Mostly double glazing, PVC or aluminum (except for the French doors in the living room and bedroom/office). 2 solar panels (for heating water). Fiber optic internet.

Outbuildings: attached to the extension: carport (44.2 m<sup>2</sup>) with oil tank. Garage/workshop (95.6 m<sup>2</sup>). Wooden outbuilding (47.9 m<sup>2</sup>). Concrete block building (110.4 m<sup>2</sup>) comprising 4 garages + storage upstairs. Attached carport (5.9 m x 4.4 m).

Landscaped grounds with mature trees, chlorine swimming pool (12 x 6 m) with roller shutter. Pool house with shower room, toilet, and professional kitchen. Covered terrace. Barbecue. Irrigated orchard. Option to purchase an additional 1.9 hectares of meadows and 8,000 m<sup>2</sup> of woodland.

Well with irrigation system.

