Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8915 • House - Villeréal •



DETAILS

Land surface: 14898 m²

Number of bedrooms: 5

Number of levels: 0

Type of heating: Fuel oil

Drainage/sewage: Septic tank

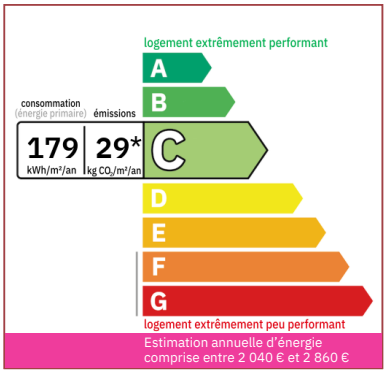
Swimming pool: Yes

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 m² living

14 898 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

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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Property comprising a traditional house and various outbuildings:

- Main house offering a fitted kitchen - 24.3 m2 - (ovens, hob, extractor hood, dishwasher) opening onto a dining room, a bright living room - 23.5 m2 - with a fireplace (insert), a pantry/laundry room (2.1 m2), a hallway (10.2 m2) with built-in wardrobes leading to three bedrooms - one 11.2 m2 and two 8.8 m2 (with built-in wardrobes), a shower room - 5.4 m2 - (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 m2 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 m²), bedroom or office (13.1 m²) 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 m²) with oil tank. Garage/workshop (95.6 m²). Wooden outbuilding (47.9 m²). Concrete block building (110.4 m²) 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 m² of woodland.

Well with irrigation system.







