Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8983 • House - Villeréal •



DETAILS

Land surface: 19064 m²

Number of bedrooms: 6

Number of levels: 1

Type of heating: Wood + Electric

Drainage/sewage: Septic tank

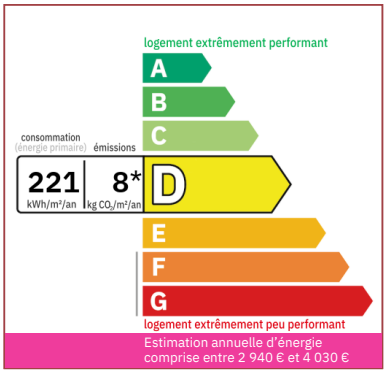
Swimming pool: No

Ground floor living: No

Work needed: Finitions / Décoration

Fireplace: Yes closed hearth

Built: Not specified



Magnificent stone property with a 200m2 main house with adjoining garages and a habitable annex. A separate 22m2 gîte to renovate, a former pigsty, and a barn adjoining a shed.

200 m² living

19 064 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

371 000 €

Agency fees: 6 % VAT included*
Price without fees: 350 000 €

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

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• Description ref n°8983 •

1. Main Stone House (approx. 200 m²)
Ground floor: A 12 m² entrance hall, a separate WC, and a spacious 74 m² living room with an inset fireplace, complemented by a 17 m² fitted kitchen.

First floor: A large 28 m² landing leads to four bedrooms (23, 14, 12, and 10 m²) and a shower room with WC (11 m²).

Extras: Access to a 63 m² attic.



2. Adjoining Annex with Living Space and Garages
For professional/leisure use: A two-room workshop (23 and 12 m²) plus a cellar and a very large 82 m² garage.

On the residential side (ideal for a gîte or guest house): A 63 m² space comprising a living room/kitchen with a fireplace (19 m²), two bedrooms (13 and 12 m²), a shower room with WC, and a laundry room (15 m²).

Bonus: A second garage of 28 m².



3. Outbuildings with great potential (roofs need attention):
A habitable annex of 22 m² to renovate (with shower and fireplace).

A former pigsty of 20 m².

A large barn of 92 m² adjoining a second pigsty (32 m²) and an open shed of 63 m².



Wood-burning stove plus electric radiators.
Double glazing in the main living area.

A well with a pump.
Land area of 19,064 m²

