Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 9107

• House - Villeréal •



DETAILS

Land surface: 61142 m²

Number of bedrooms: 8

Number of levels: 1

Type of heating: Electric

Drainage/sewage: Septic tank

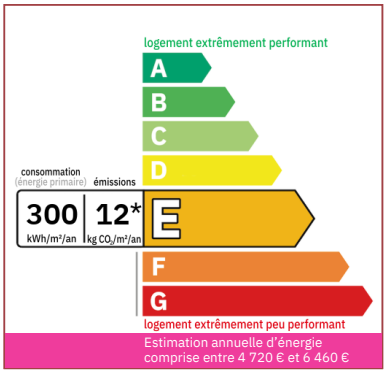
Swimming pool: Yes

Ground floor living: No

Work needed: Finitions / Décoration

Fireplace: Yes closed hearth

Built: 1800



In the Villereal area, in a commanding position, a charming stone property of approximately 248 m² with 8 bedrooms and 4 bathrooms. Outside, there is a swimming pool, outbuildings, and meadows. A real gem.

248 m² living

61 142 m²

Non-binding document

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Agent commercial

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Price fees included

499 000 €

Agency fees: 6 % VAT included*

Price without fees: 470 800 €

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

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• Description ref n°9107 •

Stone property of approximately 248 sq m of living space with a guest house and outbuildings on a plot of 61,142 sq m.

The main house, approximately 182 sq m, comprises:

On the ground floor, a main room with an open-plan fitted kitchen/living/dining room (wood-burning stove and cathedral ceilings), a master suite with a bathtub, shower, and toilet, a laundry room, and a separate toilet.

Upstairs, a mezzanine and a bedroom.

On the garden level:

A suite with a shower room and toilet, two bedrooms, a bathroom with a bathtub and shower, and a separate toilet.

The guest house, approximately 66 sq m, comprises:

On the ground floor, a main room with an open-plan kitchen/living/dining room, two bedrooms, and a shower room with a toilet.

Upstairs, a bedroom.

The outbuildings comprise:

The property includes a barn, a lean-to, a woodshed, and a wooden shed comprising a workshop and garage.

Outside, several terraces overlook a courtyard with parking space and then a wooded park featuring an 11m x 5m saltwater swimming pool with a recently installed wooden deck, as well as meadows with orchards.

The windows and doors are double-glazed PVC with a wood-effect finish. Both houses have a new-generation electric heating system. A fully functional individual septic system is also installed.







