Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 9193 • House - Villeréal •



DETAILS

Land surface: 2680 m²

Number of bedrooms: 5

Number of levels: 1

Type of heating: Wood + Electric

Drainage/sewage: Septic tank

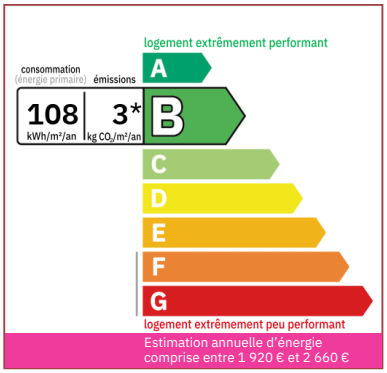
Swimming pool: Yes

Ground floor living: No

Work needed: No work

Fireplace: Yes closed hearth

Built: Not specified



In the Villéreal area, a charming stone house of approximately 246 m2, fully renovated with a gîte, has 5 bedrooms, 3 bathrooms and a garage on a plot of almost 2700 m2 with a heated swimming pool.

246 m² living

2 680 m²

Non-binding document

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Price fees included

527 000 €

Agency fees: 5,3 % VAT included*

Price without fees: 500 650 €

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

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• Description ref n°9193 •

Stone and half-timbered house of approximately 246 sq m of living space with a gîte, outbuildings, and a swimming pool on a 2680 sq m plot.

The main house, fully renovated, comprises:

On the ground floor, an entrance hall leading to a living room, a fitted kitchen opening onto a dining room, a master suite with a shower room, toilet, and dressing room, a second suite with a shower room, a bedroom with an en-suite toilet, and a separate toilet with a washbasin.

Upstairs, an attic bedroom.

The gîte comprises:

A private entrance leading to a kitchen/dining room, a bedroom, and a shower room with a toilet.

The outbuildings comprise:

- A garage of approximately 70 sq m

- A workshop
- A cellar
- A boiler room with a heat pump installed in 2026.

Outside, several terraces overlook a wooded park with a 7m x 4m heated swimming pool and its wooden deck.

The windows and doors are double-glazed.

The wastewater treatment system is a private, recently installed, and compliant septic tank.







