Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 9220 • House - Villeréal •



DETAILS

Land surface: 36647 m²

Number of bedrooms: 4

Number of levels: 1

Type of heating: Wood + Electric

Drainage/sewage: Pit all waters

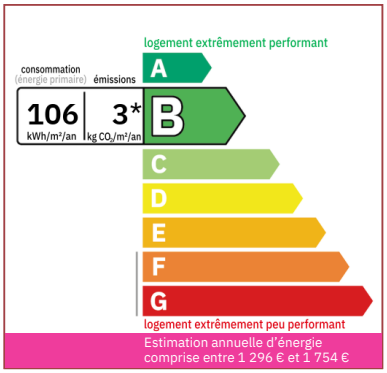
Swimming pool: Yes

Ground floor living: No

Work needed: No work

Fireplace: No

Built: 1800



8 minutes from Villereal, a beautiful, tastefully renovated property combining authenticity and modernity, comprising a house of approximately 145 m², a gîte, outbuildings, and a swimming pool set in enclosed, wooded grounds

188 m² living

36 647 m²

Non-binding document

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Price fees included

650 000 €

Agency fees: 4,8 % VAT included*
Price without fees: 620 000 €

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

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• Description ref n°9220 •

Stone property with a gîte, outbuildings, and a swimming pool on 36,659 m² of land, recently restored.

The main house, approximately 145 m², comprises:
on the ground floor, an entrance hall, a fitted kitchen with a pantry and dining area, a living room with a pellet stove, a master suite with a double vanity, walk-in shower, and dressing room, an office, and a separate toilet with a washbasin.

Upstairs: a landing leading to two attic bedrooms, a shower room, and a separate toilet.

The gîte, detached from the main house but with its own entrance, is approximately 32 m² on one level and comprises:

An entrance hall, a main room with a kitchenette, a bedroom with a dressing room, and a shower room with a toilet.

The outbuildings include:

- A barn with a stable, tack room, riding arena, and two horse stalls.

- A shed with a carport.

- A wine cellar.

- A workshop.

- An attic.

Outside, several terraces, including a covered one, provide access to a central courtyard and then to a gated garden. The garden features a 7m x 3.4m swimming pool with a tiled deck and pool house.
All of this is surrounded by meadows.

The windows and doors are double-glazed aluminum.

The wastewater treatment system is a septic tank, operational since 2020.
Heating is provided by electric reversible air conditioning and radiant electric heaters, and a wood pellet stove.
Fiber optic internet is available.
There is a well and a 10,000-liter water tank with a







