



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

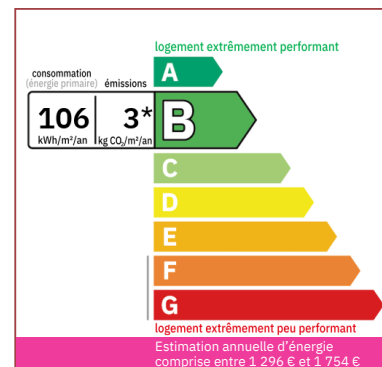
Swimming pool: Yes

Ground floor living: No

Work needed: No work

Fireplace: No

Built: 1800



In the Villereal area, a beautiful, tastefully renovated property blending authenticity and modernity, comprising a house of approximately 145 sq m with three bedrooms and two bathrooms, a gîte, outbuildings, and a swimming

188 m² living

36 647 m²

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

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 and dressing room, an office, and a separate toilet with a washbasin.

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

The detached gîte, approximately 32 m² on one level, comprises:

An entrance hall, a main room with a kitchen, 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, lead to a central courtyard and then to an enclosed garden with a 7m x 3.4m swimming pool and its tiled deck with a 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.

Electric heating via radiators.

Fiber optic internet.

Well and 1000-liter water tank with pump.

Solar panels.

