Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 9240 • House - Villeréal •



DETAILS

Land surface: 9862 m²

Number of bedrooms: 4

Number of levels: 1

Type of heating: Gas

Drainage/sewage: Septic tank

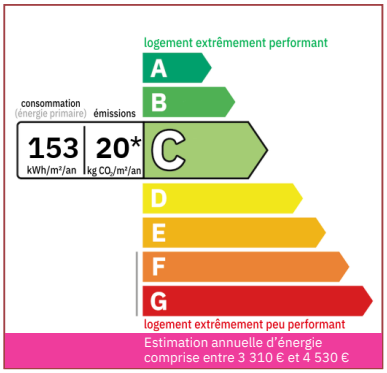
Swimming pool: Yes

Ground floor living: Yes

Work needed: No work

Fireplace: Yes closed hearth

Built: 1845



A beautiful stone house with approximately 290 m² of living space on two levels. Comfort, charm, and authenticity characterize this property. Four bedrooms and three bathrooms.

290 m² living

9 862 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

495 000 €

Agency fees: 5,3 % VAT included*
Price without fees: 470 000 €

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

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• Description ref n°9240 •

A stone house built in 1845, with a living area of approximately 290 m² (2,900 sq ft) comprising:
On the ground floor:
- An entrance hall/corridor of approximately 12.7 m² (1300 sq ft), with an old terracotta floor, an old sink, and an old wooden cupboard.
- A bedroom of approximately 15.9 m² (1600 sq ft), with an terracotta floor.
- A bedroom of approximately 19.7 m² (1900 sq ft), with an ensuite shower room of approximately 5.2 m² (500 sq ft), tiled floor, a tiled shower, a sink, a heated towel rail, and a ventilation system.
- A bathroom of approximately 18.15 m² (1900 sq ft), tiled floor, wood paneling, a bathtub, a shower, two sinks, and a ventilation system.
- A kitchen of approximately 23.7 m² (250 sq ft) with a terracotta floor, fitted with upper and lower cupboards, a central island, and a gas range cooker and extractor hood. A fireplace with a wood-burning stove.
- A pantry of approximately 5.8 m² (590 sq ft) with laminate flooring, a hot water tank, and electrical panels.
- A large living room of approximately 108.6 m² (12.3 m x 8.8 m) with a terracotta floor and three French doors, one of which opens onto the pool at the rear of the house. A fireplace with a wood-burning stove. A wooden staircase leads to the upper floor.
- A second entrance hall of approximately 13.5 m² (140 sq ft) with a terracotta floor and French doors.
- A laundry/pool equipment room with a sink and a heat pump for the pool.

Upstairs:
- A mezzanine of approximately 22.5 m², laminate flooring, and two skylights. Open space overlooking the living room.
- A hallway/landing of approximately 7.8 m²
- A bedroom of approximately 11.8 m², laminate flooring, and two skylights.
- A separate toilet of approximately 2.4 m², with a washbasin and tiled floor.
- A shower room of approximately 4.9 m², tiled flooring, tiled shower area, and sink.
- A bedroom of approximately 19.9 m², laminate flooring, and one skylight.
- A dressing room of approximately 5.2 m², carpeted flooring.

Information and amenities:







