



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 9247

• House - Villeréal •



DETAILS

Land surface: 106728 m²

Number of bedrooms: 3

Number of levels: 0

Type of heating: PAC

Drainage/sewage: Septic tank

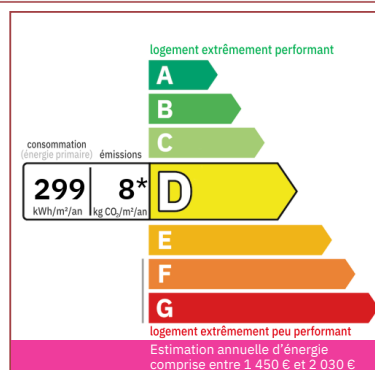
Swimming pool: No

Ground floor living: Yes

Work needed: Second work

Fireplace: Yes closed hearth

Built: Not specified



Near the fortified town of Villeréal, a single-story house that is habitable but requires some improvements to its comfort. Set amidst fields with several stone and wood outbuildings. A pond.

67 m² living

106 728 m²

- Villeréal -

17 place de la Halle

47210 Villeréal

Tel : 05 53 36 08 27

villereal@valadie-immobilier.com

Price fees included

160 500 €

Agency fees: 7 % VAT included*

Price without fees: 150 000 €

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



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• Description ref n°9247 •

A former farmhouse complex with a dwelling, a barn, and two metal canopies.

The dwelling, built in 1967, offers approximately 67 m² of living space and comprises:

- A living room of approximately 18.2 m², with tiled flooring, French doors, a wood-paneled ceiling, and painted plaster walls.
- A kitchen of approximately 6 m², with tiled flooring and a window. The kitchen includes a sink, upper and lower cabinets, a gas stove, and an extractor hood.
- A hallway of approximately 7.1 m², with tiled flooring, plaster walls, and a wood-paneled ceiling. It has an entrance door.
- A bathroom of approximately 3.6 m², with tiled floor and walls, and a window. It includes a bathtub, a sink, and a bidet.
- A separate toilet of approximately 1.8 m², with tiled walls and floor, and a window.
- A bedroom of approximately 10.4 m², tiled floor, a ladder leading to the attic.
- A bedroom of approximately 9.5 m², wooden floor, plastered walls, wallpaper, one window.
- A bedroom of approximately 10 m², wooden floor, two windows, wallpapered walls, paneled ceiling.
- A converted attic with two rooms of approximately 22.3 m² and 26.5 m², wooden floor, uninsulated roof.

All windows are single-glazed.

The house has no heating system.

A detached stone barn measuring 15.7 m x 19 m, with an earthen floor.

The roof has one section covered in asbestos (presumably) and one section in tiles.



Adjoining the barn: a 7 m x 15 m lean-to, with a new