Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 9391 • House - Villeréal •



DETAILS

Land surface: 72645 m²

Number of bedrooms: 3

Number of levels: 1

Type of heating: Fuel oil

Drainage/sewage: Septic tank

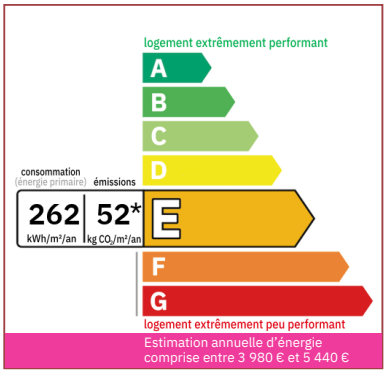
Swimming pool: No

Ground floor living: Yes

Work needed: Second work

Fireplace: Yes closed hearth

Built: Not specified



Perched on the hills overlooking the countryside near Villeréal, offering splendid panoramic views, this former stone farmhouse comprises a single-story house, a barn, and a garage. It includes approximately 7.2 hectares of

153 m² living

72 645 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

314 000 €

Agency fees: 4,7 % VAT included*
Price without fees: 300 000 €

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

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• Description ref n°9391 •

Former stone farmhouse comprising a house partially built over a cellar,

and including: a veranda (21.5 m²), shower room (4.9 m²), WC (2.6 m²), hallway, kitchen (29.9 m²) with wood-burning stove, utility room (15.6 m²) opening onto a covered terrace (veranda), dining room (23.4 m²), hallway (2.9 m²), 4 bedrooms (15.2, 15.6, 15.7, and 20.9 m²), a room (6.1 m²) that could be used as a dressing room, office, or converted into a second shower room. Attic suitable for conversion.

The house would benefit from some improvement, modernization, and renovation work. However, the peaceful location and unobstructed views will encourage you to undertake these projects (without regret).

Oil-fired central heating. Double-glazed windows (PVC or aluminum). The roofs of the house and barn were redone in 2012.

Stone barn (approximately 100 sq m) and a garage.

Land of approximately 6.8 hectares with a well, ideal for horses or for enjoying peace and quiet.









