## Agence Immobilière Valadié <br> Professionnels de la transaction immobilière depuis 1960



## DETAILS

Land surface: 1994 m²
Number of bedrooms: 3
Number of levels: 1
Type of heating: Wood
Drainage/sewage: Septic tank

Swimming pool: No
Ground floor living: Yes
Work needed: Second work
Fireplace: Yes closed hearth
Built: Not specified

Logement économe


A single storey stone house with lovely $360^{\circ}$ views. Beautiful living space with 3 bedrooms, an independent barn and land of almost 2000 m 2

| $160 \mathrm{~m}^{2}$ living | $\begin{gathered} \text { - Villeréal - } \\ 17 \text { place del a Halle } \\ 47210 \text { villeréale } \\ \text { Tel: } 5353608 \\ \text { vileerealevavadadie-im mobilie.com } \end{gathered}$ | Price fees included <br> 208650 f |
| :---: | :---: | :---: |
| $1994 \mathrm{~m}^{2}$ |  |  |
|  |  | Sentress |

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## - Description ref $n^{\circ} 5722$ •

The house has a living area of approximately 160 m 2 , including:

- An entrance to a living / dining room / kitchen of approximately 70 m 2 , terracotta tiled floor. A fitted kitchen, a French window to the terrace on the east side.
An old fireplace equipped with a wood stove.
Several cupboards and exposed beams.
- A bedroom of approximately 12.5 m 2 , tiled floor.
- A bedroom-office of approximately 16.4 m 2 , tiled floor, cupboards, a bay window leading to a covered terrace on the north side.
- From the living room a staircase leading to a mezzanine and first floor with two rooms of 12 m 2 each (total of approximately 30 m 2 ).
- From the living room, a distribution corridor of approximately 4.6 m 2
- A bedroom of approximately 14.7 m 2 , tiled floor, storage mezzanine, cupboards.
- A shower room of approximately 13.4 m 2 , tiled floor, with a shower, a washbasin, a bidet, a separate toilet and a laundry area.
- No central heating, apart from the wood stove
- Roof redone 6 years ago, cleaning done last year.
- Non-compliant septic tank sanitation.
- An independent barn, in concrete blocks of 12.7 mX 5m
- A well
- Garden all around 1994 m 2 , with a $360^{\circ}$ view, view of Monflanquin.



