

Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref: 6958

• House - Lougratte •



DETAILS

Land surface: 70270 m²

Number of bedrooms: 6

Number of levels: 0

Type of heating: Pompe à chaleur alimentant radiateurs

Drainage/sewage: Septic tank

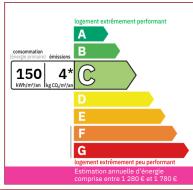
Swimming pool: No

Ground floor living: Yes

Work needed: Finitions / Décoration

Fireplace: Yes closed hearth

Built: Not specified



10 minutes from shops, old farm offering a comfortable traditional house with basement, a stone building to convert and a large partially open shed.

140 m² living

70 270 m²

- Villeréal -17 place de la Halle 47210 Villeréal

Tel: 05 53 36 08 27 villereal@valadie-immobilier.com

Price fees included

451 500 €

Agency fees: 5 % VAT included*
Price without fees: 430 000 €

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

Non-binding document



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• Description ref n°6958 •

Old farmhouse consisting of a traditional house including a veranda (25 m2), an entrance (9.2 m2), a fitted kitchen - 19.7 m2 - (oven, hob and extractor), living / dining room (30.4 m2) with fireplace (wood stove), 3 bedrooms (11.1; 11.6 and 13.7 m2), bathroom (6.9 m2) with 2 sinks, shower and cupboard, w.c.

In the semi-buried basement (under the entire house): garage (61.2 m2), cellar (25.4 m2), boiler room (15.2 m2), 3 additional bedrooms (13.4; 9 and 10, 7 m2)

Heating by heat pump supplying a system of radiators. Insulation (cellulose wadding) Double-glazed PVC windows. Aluminum shutters.

Old stone house to renovate (approximately 80 m2 on the ground) Roof redone. Aluminum shutters. Photovoltaic panels (production resold to EDF) Old elements could be highlighted: fireplace, terracotta floor, stone walls, beams. Aluminum shutters. The windows need to be replaced. The interior needs to be insulated and fitted out.

This 80 m2 space could be increased by the use of adjoining outbuildings (2 lean-tos)

Chicken coop and old plum oven.

Former hangar of approximately 1000 m2 (metal structure, concrete block walls, partial fiber cement roofing and metal sheets) including an old stable (210 m2)

Wooded land around the buildings. Private road. 1 well









