

Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref: 7311

• House - Villeréal •



DETAILS

Land surface: 40016 m²

Number of bedrooms: 4

Number of levels: 0

Type of heating: Fuel oil

Drainage/sewage: Septic tank

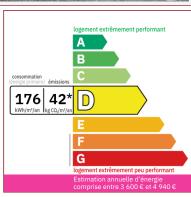
Swimming pool: No

Ground floor living: Yes

Work needed: Finitions / Décoration

Fireplace: No

Built: Not specified



Less than 5 minutes from Villeréal, in a rural setting, without nuisance, stone property composed of a beautiful charterhouse and various outbuildings offering multiple development possibilities.

172 m² living

40 016 m²

- Villeréal -17 place de la Halle 47210 Villeréal

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

Price fees included

445 200 €

Agency fees: 6 % VAT included* Price without fees: 420 000 €

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

Non-binding document



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• Description ref n°7311 •

Stone property consisting of a beautiful chartreuse which benefited from a quality renovation in 1992, on one level, composed of a large entrance hall (18.9 m2), a fitted kitchen (21.5 m2) and a utility room (24.1 m2), dining room/living room (36.2 m2), corridor (5.1 and 3.2 m2) distributing 4 bedrooms (13.3; 17.5; 10.9 and 10.2 m2) and a bathroom (double sinks, shower, bath and bidet) 7.7 m2, 2 toilets.

Cellar with water softener / laundry room (20m x 4.6m) Easily convertible attic (approximately 210 m2 on the ground floor), accessible by a staircase and openings already present.

Oil central heating. Aluminum double glazing. Insulation (attic and walls) 2 water heaters. Fiber (buried line) Conduit for a future installation of a wood stove in the living room.

Outbuildings: Dovecote, open shed (approximately 322 m2 on the ground) on 2 sides, old stable (approximately 720 m2 on the ground), old wooden shed (approximately 107 m2 on the ground), garage (30.2 m2), barn (175 m2) and old adjoining stone dwelling (105 m2).

At the end of its private, tarmacked and wooded driveway, the land of more than 4 ha with its 3 wells, keeps away from all nuisances and provides a very appreciable serenity.









