



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7949

• House - Villeréal •



## DETAILS

**Land surface:** 2.1 ha

**Number of bedrooms:** 4

**Number of levels:** 2

**Type of heating:** Without

**Drainage/sewage:** Septic tank

**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** Yes closed hearth

**Built:** Not specified

Logement économe

≤ 50 A

51 à 90 B

91 à 150 C

151 à 230 D

231 à 330 E

331 à 450 F

> 450 G

Logement énergivore

DPE en cours

Stone house located in the countryside, with a swimming pool and pond. Two living levels, an office, and three bedrooms, one of which is en suite. Convertible outbuilding, pool house, and peaceful setting.

150 m<sup>2</sup> living

21 000 m<sup>2</sup>

- Villeréal -

17 place de la Halle

47210 Villeréal

Tel : 05 53 36 08 27

villereal@valadie-immobilier.com

Price fees included

524 000 €

Agency fees: 5,9 % VAT included\*

Price without fees: 495 000 €

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



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## • Description ref n°7949 •

Located in the countryside, this charming stone house combines character and tranquility.

It comprises a dining room with an open kitchen, a rustic scullery with clay floors, and an elegant reception room upstairs.

An office, two bedrooms, and a separate toilet complete this level. The top floor houses a spacious en suite bedroom.

Outdoors, you'll enjoy a beautiful outbuilding that can be converted, a swimming pool with a pool house, and a pond that brings a touch of nature and serenity to the property. A rare property, ideal for lovers of stone and wide open spaces.

