



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8122

• House - Villeréal •



DETAILS

Land surface: 6075 m²

Number of bedrooms: 3

Number of levels: 0

Type of heating: 1 pompe à chaleur alimentant des climatiseurs réversibles, ainsi qu'un poêle à bois et des convecteurs électriques réversibles (à énergie verte)

Drainage/sewage: Septic tank

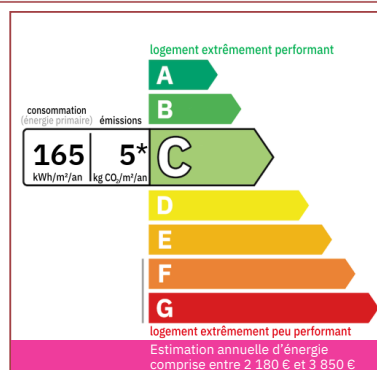
Swimming pool: Yes

Ground floor living: No

Work needed: Finitions / Décoration

Fireplace: Yes open hearth

Built: Not specified



Just a few minutes from Villeréal, this authentic stone property, recently modernized, comprises a house, a barn, a pool house and a swimming pool on a plot of approximately 6000 m². Extensive views of the countryside.

200 m² living

6 075 m²

- Villeréal -

17 place de la Halle

47210 Villeréal

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Price fees included

540 600 €

Agency fees: 6 % VAT included*

Price without fees: 510 000 €

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



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Authentic stone house accessed either by a staircase (from the dining room) or by a few steps (from the kitchen). Each of these entrances is preceded by a terrace.

The dining room (33.2 m²) has a fireplace (with a wood-burning stove) and opens on one side to a living room (38.6 m²) with a fireplace (wood-burning stove), and on the other side to the fully equipped kitchen (24.4 m²). Adjoining the kitchen, a 13.6 m² room (which could be used as a bedroom) is currently used as a storage room and provides access to an office (15.7 m²). The latter is also accessible directly from the garden on the same level, or by steps from the storage room.

Continuing the living room, an airlock leads to a toilet and the 7 m² bathroom, with a sink, shower, bathtub, and a closet.

On the garden level, via a staircase in the dining room, you access a vestibule (5.9 m²) leading to a bedroom (19.6 m²) with a door to the garden, a cellar/laundry room (34.6 m²), a landing (10.6 m²), a bedroom (18.6 m²), and a bathroom (7.4 m²) with a sink, shower, sauna, and toilet.

Convertible attic (accessible via stairs in the dining room)

The windows are double-glazed (PVC or wood). Heating is provided by two heat pumps powering reversible air conditioning units, as well as two wood-burning stoves and recent electric convectors (dry energy).

The attic has been newly insulated, and the water heater is thermodynamic.

Solar panels on the roof (self-consumption)

Many antique features, mainly in the living and dining rooms: stone walls and fireplaces, mullioned windows, and wood paneling.

The kitchen is fully equipped with kitchen units and the following appliances: induction hob, extractor hood, and integrated dishwasher.

Stone barn (approximately 135 m² floor area) with sliding wooden gate and adjoining shed (approximately 20 m² floor area) open to the front. The barn is divided into five horse stalls, and its center can be used for parking vehicles.

6,075 m² grounds with a swimming pool and pool house. The pool liner (beige) and filter were replaced in 2023.

