



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8273

• House - Villeréal •



## DETAILS

**Land surface:** 9862 m<sup>2</sup>

**Number of bedrooms:** 4

**Number of levels:** 1

**Type of heating:** Gas

**Drainage/sewage:** Septic tank

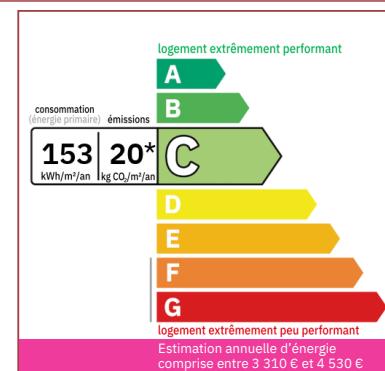
**Swimming pool:** Yes

**Ground floor living:** Yes

**Work needed:** No work

**Fireplace:** Yes closed hearth

**Built:** 1845



A beautiful stone house with approximately 290 m<sup>2</sup> of living space on two levels. Comfort, charm, and authenticity characterize this property. Four bedrooms and three bathrooms.

290 m<sup>2</sup> living

9 862 m<sup>2</sup>

- Villeréal -  
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47210 Villeréal  
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Price fees included

549 000 €

Agency fees: 6 % VAT included\*

Price without fees: 517 925 €

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



## • Description ref n°8273 •

A stone house built in 1845, with a living area of approximately 290 m<sup>2</sup> (2,900 sq ft) comprising:

On the ground floor:

- An entrance hall/corridor of approximately 12.7 m<sup>2</sup> (1300 sq ft), with an old terracotta floor, an old sink, and an old wooden cupboard.
- A bedroom of approximately 15.9 m<sup>2</sup> (1600 sq ft), with an terracotta floor.
- A bedroom of approximately 19.7 m<sup>2</sup> (1900 sq ft), with an ensuite shower room of approximately 5.2 m<sup>2</sup> (500 sq ft), tiled floor, a tiled shower, a sink, a heated towel rail, and a ventilation system.
- A bathroom of approximately 18.15 m<sup>2</sup> (1900 sq ft), tiled floor, wood paneling, a bathtub, a shower, two sinks, and a ventilation system.
- A kitchen of approximately 23.7 m<sup>2</sup> (250 sq ft) with a terracotta floor, fitted with upper and lower cupboards, a central island, and a gas range cooker and extractor hood. A fireplace with a wood-burning stove.
- A pantry of approximately 5.8 m<sup>2</sup> (590 sq ft) with laminate flooring, a hot water tank, and electrical panels.
- A large living room of approximately 108.6 m<sup>2</sup> (12.3 m x 8.8 m) with a terracotta floor and three French doors, one of which opens onto the pool at the rear of the house. A fireplace with a wood-burning stove. A wooden staircase leads to the upper floor.
- A second entrance hall of approximately 13.5 m<sup>2</sup> (140 sq ft) with a terracotta floor and French doors.
- A laundry/pool equipment room with a sink and a heat pump for the pool.



Upstairs:

- A mezzanine of approximately 22.5 m<sup>2</sup>, laminate flooring, and two skylights. Open space overlooking the living room.
- A hallway/landing of approximately 7.8 m<sup>2</sup>
- A bedroom of approximately 11.8 m<sup>2</sup>, laminate flooring, and two skylights.
- A separate toilet of approximately 2.4 m<sup>2</sup>, with a washbasin and tiled floor.
- A shower room of approximately 4.9 m<sup>2</sup>, tiled flooring, tiled shower area, and sink.
- A bedroom of approximately 19.9 m<sup>2</sup>, laminate flooring, and one skylight.
- A dressing room of approximately 5.2 m<sup>2</sup>, carpeted flooring.

Information and amenities: