



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8465

• House - Villeréal •

SOLD



## DETAILS

**Land surface:** 3065 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 0

**Type of heating:** Wood + Electric

**Drainage/sewage:** Septic tank

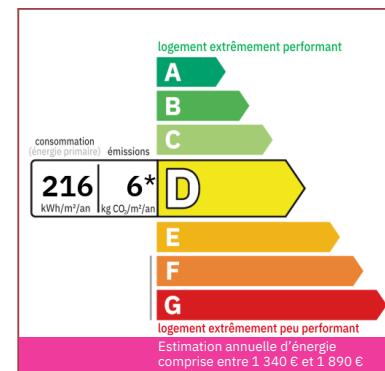
**Swimming pool:** Yes

**Ground floor living:** Yes

**Work needed:** Finitions / Décoration

**Fireplace:** Yes closed hearth

**Built:** 1800



A few minutes from Villereal, in a dominant position over a hilly countryside, stone house of approximately 118 m<sup>2</sup>, three bedrooms and outbuildings on a wooded enclosed park of approximately 3000 m<sup>2</sup>.

118 m<sup>2</sup> living

3 065 m<sup>2</sup>

Non-binding document

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Price fees included  
**349 500 €**

Agency fees: 4,3 % VAT included\*  
Price without fees: 335 000 €

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



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## • Description ref n°8465 •

Stone house with outbuildings and a swimming pool on a 3065 m<sup>2</sup> plot. The single-story house, approximately 118 m<sup>2</sup>, comprises an entrance hall, a main living/dining room with a fireplace, open-plan kitchen, and range cooker, two bedrooms, an office, a bathroom with a bathtub, shower, and heated towel rail, and a separate toilet. The outbuildings include an annex with a summer bedroom, a storage chalet with a pool house, and a lean-to. Outside, several terraces lead to a fenced, wooded park with an 8m x 4m chlorine swimming pool and a parking area. Heating is provided by electric reversible air conditioning units. The windows are double-glazed wood.

