Magnificent estate with a house and two gîtes near Villeréal

8 4 50,000m² 377m² 2



Reference
90474

Price
€850,000

Location
Villeréal

Description





Features
In perfect condition
Two beautiful gîtes
Plenty of comfort
Tastefully renovated
and decorated



Ward Poppe
Real estate agent
+33 (0)6 87 67 03 80
ward@maisonssud.com

General

Rooms: 8

Pool: 2

Living area: 377m²

Land area: 50,000m²

DPEScore: C (95kWhEP/m²/an)

GESScore: B (10kgCO2/m²/an)

Property tax: €1,640

Layout Main house 241 m²

Ground floor

Entrance: 10 m² Black tiled floor

Laundry room: 12 m² Fitted with French doors leading outside

WC: 2.5 m² With hand basin

Kitchen/Dining room: 32 m² Equipped with island wood-burning stove and access to a terrace with a wrought iron pergola

Master suite: 18 m² With fitted wardrobes and bathroom Bathroom: 8.8 m²

Living room: 32 m² With fireplace and open to the ceiling

Workshop/Office: 24 m²

First floor

Mezzanine : 35 m² Wooden staircase and wrought iron balustrade Laminate flooring in the bedrooms

Bedroom 1: 20 m²

Bedroom 2: 20 m²

Bedroom 3 : 20 m²

Bathroom: 7 m² Double sink, shower and WC

Gîte 1 - 59.6 m² Dovecote with private pool

Ground floor

Kitchen/Dining room: 18 m² Tiled floor and access to private terrace

Bedroom : 16 m²

Bathroom: 8.1 m²
Separate toilet
1.5 m²

Fist floor

Bedroom: 16 m²

Gîte 2 - 76 m²

Ground floor

Kitchen/Dining room: 24 m²

First floor

Bedroom : 11.5 m²

Bathroom : 5 m²

Bedroom 2 : 14 m² With alcoves