



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6961

• House - Villeréal •

FAVORITE



## DETAILS

**Land surface:** 29016 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 0

**Type of heating:** Wood + Electric

**Drainage/sewage:** Septic tank

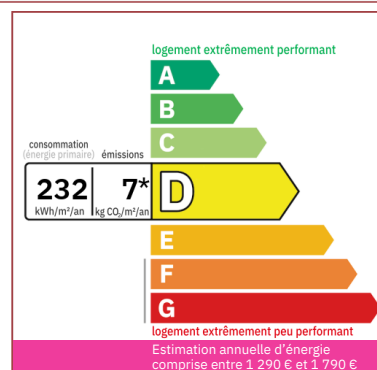
**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** Second work

**Fireplace:** No

**Built:** Not specified



On a magnificent 2.9 ha plot of land, mainly wooded (mature and majestic oak trees), recently modernized single-storey house, with basement + shed. 5 minutes from shops. Rural environment, not too isolated.

105 m<sup>2</sup> living

29 016 m<sup>2</sup>

- Villeréal -

17 place de la Halle

47210 Villeréal

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Price fees included

269 240 €

Agency fees: 6 % VAT included\*

Price without fees: 254 000 €

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





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## • Description ref n°6961 •

Traditional house, on one level, built in 86, recently modernized, comprising: covered tiled terrace, entrance (6.9 m<sup>2</sup>), fitted kitchen - 10.4 m<sup>2</sup> - (furniture, gas hob, oven, hood) open to living room (33.6 m<sup>2</sup>) with wood stove, hallway (5 m<sup>2</sup>) leading to a bathroom (8 m<sup>2</sup>), a toilet and 3 bedrooms of 11.3; 11.1 and 11.3 m<sup>2</sup> (including 2 with closet space)

Heating by recent electric convectors + wood stove. 30 cm glass wool insulation recently installed in the attic. Equipped kitchen recently installed.

Basement under the entire house with a fitted room (14 m<sup>2</sup>), garage space (60.7 m<sup>2</sup>), storage space with water heater and electrical panel (34.2 m<sup>2</sup>)

Closed metal shed (124 m<sup>2</sup>)

Wooded land (mature oaks and umbrella pines) with a plot of meadow (4635 m<sup>2</sup>) 1 well with spring. A peaceful place where you feel good.

