



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7933

• House - Villeréal •



## DETAILS

**Land surface:** 2271 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 1

**Type of heating:** Wood + Electric

**Drainage/sewage:** micro station

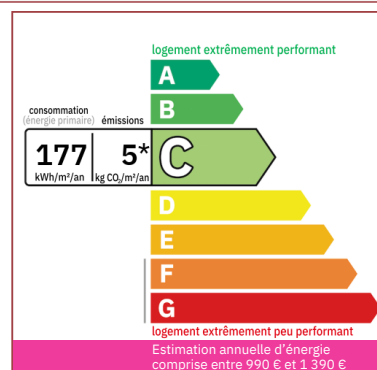
**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** Yes open hearth

**Built:** Not specified



A few kilometers from Villereal, charming house of 106 m<sup>2</sup>, three bedrooms, veranda, swimming pool and outbuilding on a magnificent landscaped garden of approximately 2300 m<sup>2</sup>... favorite...

106 m<sup>2</sup> living

2 271 m<sup>2</sup>

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Price fees included

212 000 €

Agency fees: 6 % VAT included\*  
Price without fees: 200 000 €

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





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## • Description ref n°7933 •

Renovated 106 m<sup>2</sup> house with outbuilding on 2,271 m<sup>2</sup> of land.

The house comprises:

On the ground floor, a main room with a living/dining room featuring a pellet stove and a semi-open kitchen, two bedrooms, a bathroom with double sinks, heated towel rail, a toilet, and a laundry area with a second toilet.

Continuing this is a veranda overlooking the pool.

Upstairs, a storage room that could be converted into a third bedroom.

A barn-style stone outbuilding with a workshop.

Outside, a terrace surrounding the house provides access to a 10m x 4m swimming pool and a pleasure garden.

The windows are double-glazed.

The sanitation system is provided by a micro-station.

