



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7954

• House - Villeréal •



## DETAILS

**Land surface:** 13075 m<sup>2</sup>

**Number of bedrooms:** 4

**Number of levels:** 1

**Type of heating:** Wood + Electric

**Drainage/sewage:** Septic tank

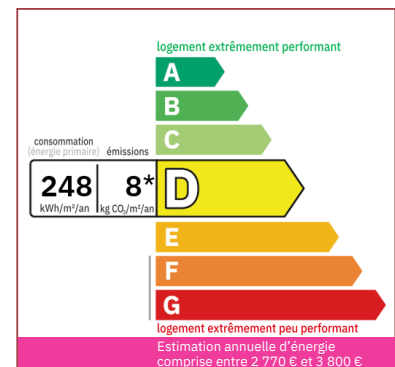
**Swimming pool:** Yes

**Ground floor living:** Yes

**Work needed:** Finitions / Décoration

**Fireplace:** Yes closed hearth

**Built:** Not specified



4 minutes (by car) from Villeréal, property with 1.3 hectares of land, house of approximately 150 m<sup>2</sup> with its habitable annex. Attached garage and swimming pool, wooded garden.

150 m<sup>2</sup> living

13 075 m<sup>2</sup>

- Villeréal -

17 place de la Halle

47210 Villeréal

Tel : 05 53 36 08 27

villereal@valadie-immobilier.com

Price fees included

203 300 €

Agency fees: 7 % VAT included\*

Price without fees: 190 000 €

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





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## • Description ref n°7954 •

This 93 m<sup>2</sup> stone house, built in 1985, comprises a 13 m<sup>2</sup> entrance hall leading to a 10 m<sup>2</sup> living room, a fitted kitchen opening onto a 20 m<sup>2</sup> living room.

A hallway leads to a 5 m<sup>2</sup> sleeping area with a separate toilet, a 5.67 m<sup>2</sup> shower room, a 12 m<sup>2</sup> bedroom with a French window, and a 10 m<sup>2</sup> master suite with a 3 m<sup>2</sup> shower room.

A second floor with a surface area of 12 m<sup>2</sup>.

An adjoining habitable annex with a surface area of 54 m<sup>2</sup>, comprising a 7.14 m<sup>2</sup> entrance hall, a 25 m<sup>2</sup> living room, a 4 m<sup>2</sup> shower room, a 17 m<sup>2</sup> bedroom with a storage closet, a separate toilet, a 10 m<sup>2</sup> storage room, and an adjoining 38 m<sup>2</sup> garage.

A 17 m<sup>2</sup> cellar. Attached to the house on the rear facade is a 20 m<sup>2</sup> patio with an entrance door to the kitchen.

Electric heating with radiators and an insert fireplace.

Double glazing throughout.

Manual shutters except for three bay windows, which are electric.

13,075 m<sup>2</sup> of land with a salt-water swimming pool (11 x 5 m)

