



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7954

• House - Villeréal •



DETAILS

Land surface: 13075 m²

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

Logement économe

≤ 50 A

51 à 90 B

91 à 150 C

151 à 230 D

231 à 330 E

331 à 450 F

> 450 G

Logement énergivore

DPE en cours

A 4-minute drive from Villeréal, property of 1h 30a 75ca with house with a total surface area of 150m² with its habitable annex plus adjoining garage and swimming pool, wooded garden.

150 m² living

13 075 m²

- 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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This 93m² stone house, built in 1985, comprises a 13m² entrance hall leading to a 10m² living room, a fitted kitchen opening onto a 20m² living room. A hallway leads to the 5m² sleeping area, which includes a separate toilet, a 5.67m² shower room, a 12m² bedroom with a French window, and a 10m² master suite with a 3m² shower room.

The upper floor comprises 12m².

The attached habitable annex measures 54m², comprising a 7.14m² entrance hall, a 25m² living room, a 4m² shower room, a 17m² bedroom with a storage closet, a separate toilet, a 10m² storage room, and an attached 38m² garage.

The cellar measures 17m². Attached to the house on the rear facade is a 20m² patio with an entrance door to the kitchen.

11x5m salt-water swimming pool

Electric heating with radiators and an insert fireplace.

Double glazing throughout.

Manual shutters except for 3 bay windows, which are electric.

Glass wool roof insulation.

Septic tank and grease trap.

Land area of 13,075m².

