



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8482

• House - Villeréal •



DETAILS

Land surface: 2141 m²

Number of bedrooms: 3

Number of levels: 1

Type of heating: Clim Réversible

Drainage/sewage: Septic tank

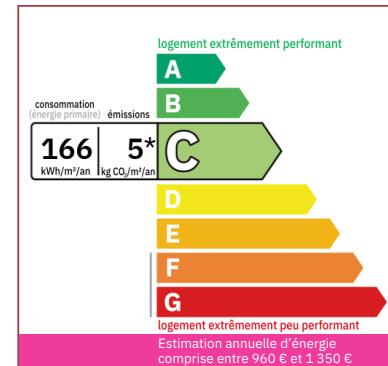
Swimming pool: Yes

Ground floor living: Yes

Work needed: No work

Fireplace: No

Built: Not specified



Located close to amenities, single storey house of 90m² with 2 bedrooms, double garage, indoor swimming pool with a dome and garden of approximately 2000m².

93 m² living

2 141 m²

Non-binding document

- Villeréal -
17 place de la Halle
47210 Villeréal
Tel : 05 53 36 08 27
villereal@valadie-immobilier.com

Price fees included
227 900 €

Agency fees: 6 % VAT included*
Price without fees: 215 000 €

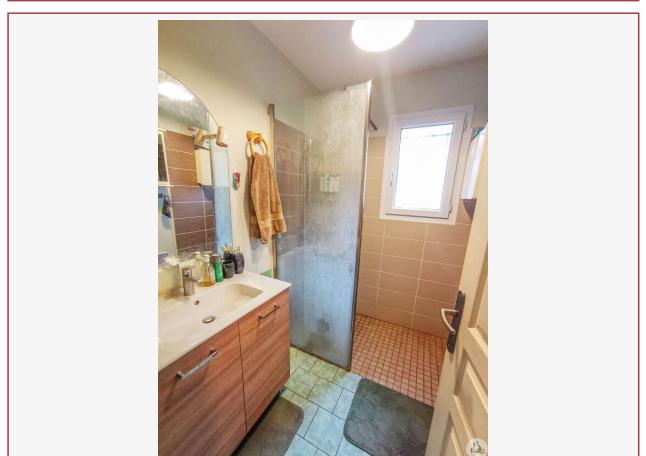
*The agency fees are entirely at the cost of the purchaser



• Description ref n°8482 •

A single-storey house built in 1989 and renovated until the 2000s, with a living area of approximately 93 m² including:

- An entrance into a room with kitchen/living room/dining room of approximately 45 m², tiled floor, a French window opening onto the garden. A fitted kitchen with upper and lower cupboards, extractor hood, sink.
- A living room of approximately 18.9 m², tiled floor, a bay window.
- A storeroom of approximately 11.7 m², also serving as a pool room.
- A distribution corridor of approximately 3.4 m², tiled floor
- A shower room of approximately 3.4 m², tiled floor, earthenware walls, a walk-in shower, a sink, a VMC, a window.
- A bedroom of approximately 8.4 m², linoleum floor, cupboards.
- A separate toilet of approximately 1.5 m², tiled floor, VMC.
- A bedroom of approximately 10.5 m², linoleum floor, a cupboard.



Information elements:

- PVC joinery with double glazing and roller shutters.
- Heating by reversible air conditioning + electric radiators.
- Sanitation by septic tank.
- Insulation of the attic by glass wool.

Outside:

- A double garage of 40m², concrete floor.
- A chlorine swimming pool with a 10X5m dome (heated by heat pump) Liner and filtration changed in 2024.

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