



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8604

• House - Villeréal •

EXCLUSIVE



## DETAILS

**Land surface:** 1302 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 0

**Type of heating:** Pac

**Drainage/sewage:** Everything in the sewer

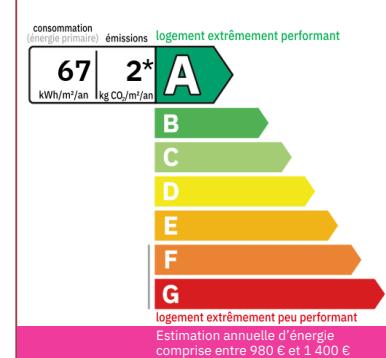
**Swimming pool:** Yes

**Ground floor living:** Yes

**Work needed:** No work

**Fireplace:** Yes closed hearth

**Built:** 2020



A single-story house built in 2020 in a residential area with unobstructed views of the countryside. 3 bedrooms, 2 bathrooms, a garage. An above-ground swimming pool.

106 m<sup>2</sup> living

1 302 m<sup>2</sup>

Non-binding document

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

Price fees included  
**265 000 €**

Agency fees: 6 % VAT included\*  
Price without fees: 250 000 €

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



## • Description ref n°8604 •

A single-story house with approximately 106 m<sup>2</sup> of living space, comprising:

- An entrance hall of approximately 2.5 m<sup>2</sup>, tiled floor, built-in wardrobes.
- A living room of approximately 32.9 m<sup>2</sup> with a kitchen area of approximately 16.3 m<sup>2</sup>. Tiled floor, two French doors, a pellet stove. Access to the south-facing terrace.



A fitted kitchen with upper and lower cabinets and a sink, equipped with an oven, integrated dishwasher, extractor hood, and induction hob.

Off the kitchen:

- A hallway of approximately 1.6 m<sup>2</sup>, tiled floor.
- A bedroom of approximately 10.2 m<sup>2</sup>, laminate flooring with sliding wardrobes.
- A separate WC of approximately 2.6 m<sup>2</sup>, with a bidet, a window, and laminate flooring.
- A bathroom of approximately 6 m<sup>2</sup>, with parquet flooring, a sink, a towel warmer, a window, and a walk-in shower.
- A pantry of approximately 4.6 m<sup>2</sup>, with a sliding wardrobe.



Living area:

- A hallway of approximately 1.6 m<sup>2</sup>, with tiled flooring.
- A bathroom of approximately 7.2 m<sup>2</sup> with a walk-in shower, a sink, a towel warmer, laminate flooring, and a guest toilet accessible from the entrance, with a window.
- A bedroom of approximately 9.70 m<sup>2</sup>, with built-in wardrobes and laminate flooring.
- A bedroom of approximately 10.9 m<sup>2</sup>, with built-in wardrobes and laminate flooring.



Additional information:

- Air conditioning with radiators

