



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 5304

• House - Pujols •



## DETAILS

**Land surface:** 1965 m<sup>2</sup>

**Number of bedrooms:** 7

**Number of levels:** 1

**Type of heating:** Wood + Electric

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

**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** Second work

**Fireplace:** Yes open 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

208m2 house which consists of two houses with swimming pool of

208 m<sup>2</sup> living

1 965 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

160 500 €

Agency fees: 7 % VAT included\*

Price without fees: 150 000 €

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





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## • Description ref n°5304 •

208m<sup>2</sup> house with 1965m<sup>2</sup> land and 5X10 Chlorine pool. The house consists of a restored basement with a bay window entrance to a living room of 15.38m<sup>2</sup>, a storage room of 4.26m<sup>2</sup>, a bedroom of 13.40m<sup>2</sup>, a bedroom of 15.42m<sup>2</sup>, a bathroom with wc of 3.94m<sup>2</sup>, a small kitchen area with cupboard on the wall and a door giving access to the rear of the garden.

A hall of 2.3m<sup>2</sup> with a bathroom of 2.34m<sup>2</sup>, a kitchen with storage cupboards of 15.69m<sup>2</sup>, a bedroom with open fireplace of 21.04m<sup>2</sup>, an independent toilet with water point of 2, 63m<sup>2</sup>.

Staircase giving access to the first floor with a corridor of 6.07m<sup>2</sup>, a kitchen of 11.69m<sup>2</sup>, a living room of 38.12m<sup>2</sup>, a laundry room of 2m<sup>2</sup>, a bathroom of 3.7m<sup>2</sup>.

A 6.46m<sup>2</sup> distribution corridor which serves the night side with a bedroom of 11.79m<sup>2</sup>, a bedroom of 9m<sup>2</sup>, a bedroom of 9m<sup>2</sup> and another bedroom of 13m<sup>2</sup> plus a separate wc of 1.10m<sup>2</sup>.

