



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6535

• House - Villeréal •



## DETAILS

**Land surface:** 650 m<sup>2</sup>

**Number of bedrooms:** 5

**Number of levels:** 2

**Type of heating:** Granulés

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

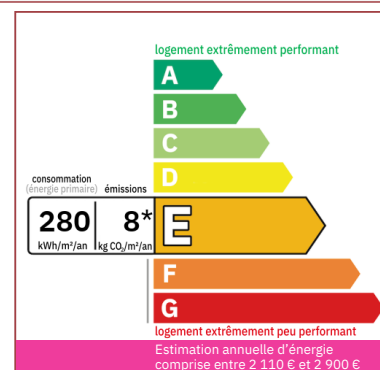
**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** Yes closed hearth

**Built:** 1940



A stone village house with 5 bedrooms, two bathrooms.

A barn which can be converted into a habitable annex, a swimming pool, a fenced garden.

180 m<sup>2</sup> living

650 m<sup>2</sup>

- Villeréal -

17 place de la Halle

47210 Villeréal

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Price fees included

200 090 €

Agency fees: 7 % VAT included\*

Price without fees: 187 000 €

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



# Agence Immobilière Valadié

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## • Description ref n°6535 •

A stone house with a living area of approximately 180 m<sup>2</sup> including:

- An entrance via a veranda of approximately 16.1 m<sup>2</sup> with cupboards, tiled floor, also with a separate toilet of approximately 2.5 m<sup>2</sup> with a hand basin.
- A kitchen of approximately 19.4 m<sup>2</sup>, cement tiled floor, stone worktop with integrated sink, gas hob, oven, upper and lower cupboards.
- A back kitchen with a sink and upper and lower cupboards, floor to ground,
- A living/dining room of approximately 32.8 m<sup>2</sup> with a wood stove, laminate flooring, cupboards under the stairs.

\* Upstairs (wooden staircase): this entire floor has a floor to the ground.

- A landing of approximately 3.5 m<sup>2</sup>,
- A bedroom of approximately 9.4 m<sup>2</sup>,
- A bedroom of approximately 14.8 m<sup>2</sup>,
- A bedroom of approximately 22.9 m<sup>2</sup>, a French window opening onto a balcony. Very bright room.
- A bathroom of approximately 9.4 m<sup>2</sup>, with a shower, a bathtub, a toilet, and a vanity unit.

\* A second floor, with laminate flooring.

- An L-shaped bedroom of approximately 19.8 m<sup>2</sup>
- A bedroom of approximately 13.9 m<sup>2</sup>.
- A bathroom of approximately 12 m<sup>2</sup> with a shower cubicle, a toilet and a sink.
- A storage room of approximately 10.3 m<sup>2</sup> with the cumulus.

Additional information :

- Heating by a Domusa pellet stove connected to the cast iron circuit.
- The wood stove flue does not go all the way to the top
- Wooden joinery with double glazing and wooden shutters.
- Sanitation by mains drainage.

Outside :

- A detached barn of approximately 53 m<sup>2</sup>, cement floor, with a slope,
- Land of approximately 600 m<sup>2</sup>.

