



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 2882

• House - Villeréal •



## DETAILS

**Land surface:** 2430 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 0

**Type of heating:** Electric

**Drainage/sewage:** Septic tank

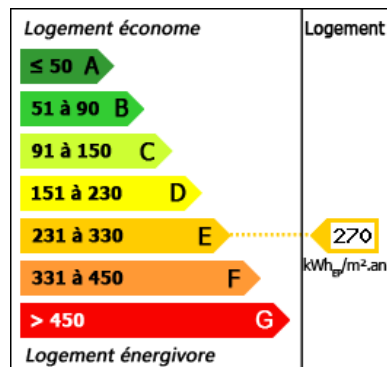
**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** No work

**Fireplace:** No

**Built:** Not specified



On the outskirts of a village, near shopping area, contemporary house with garden, double garage, and shelter for camping car.

122 m<sup>2</sup> living

2 430 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

295 000 €

Agency fees: 6 % VAT included\*

Price without fees: 278 302 €

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





# Agence Immobilière Valadié

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## • Description ref n°2882 •

A contemporary house builder, built in 2001 consisting of : a veranda (21,5 m<sup>2</sup>) with barbecue, a living room (45,3 m<sup>2</sup>), a kitchen equipped with approximately 18.3 m<sup>2</sup> (integrated microwave, extractor hood, stove Falcon 5 fires, dishwasher built-in), a clearance (2,2 m<sup>2</sup>) to 2 bedroom (11,7 m<sup>2</sup> and 16.3 m<sup>2</sup>) : one with cupboard and the other with a dressing room, a bathroom (6 m<sup>2</sup>) with washbasin, bath, closet and a separate toilet.

A garage (30,2 m<sup>2</sup>) adjacent for two cars, tiled + wardrobe + portals of power. Attic storage.

An annex furnished with a bedroom (13,6 m<sup>2</sup>) and a bathroom (7,4 m<sup>2</sup>).

A garden shed and a shelter for camping car in wood. Terrace (12 x 8m)

Double glazed PVC. Electric shutters. Electric heating.

Garden all around. Private access road. Electric gate.

