



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 2957

• House - Villeréal •



DETAILS

Land surface: 11401 m²

Number of bedrooms: 4

Number of levels: 1

Type of heating: Wood

Drainage/sewage: Septic tank

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

5 minutes from Villeréal, at the end of his driveway lined with majestic trees, giving it a bucolic and serene, large house of charm, authentic and magnificent raised and flowery park of 1 ha with swimming pool and pond.

155 m² living

11 401 m²

- Villeréal -

17 place de la Halle

47210 Villeréal

Tel : 05 53 36 08 27

villereal@valadie-immobilier.com

Price fees included

296 800 €

Agency fees: 6 % VAT included*

Price without fees: 280 000 €

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



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• Description ref n°2957 •

Charming house of approximately 155 m² of habitable surface, including :

On the ground floor : living / dining room (54 m² approx) with a monumental fireplace, 2 wood stoves, closet, open kitchen fully equipped (sink, work plan, granite, induction hob, oven, extractor hood, fridge and dish washer built-in, furniture high and low), tiling of type tomette floor, a door to a side terrace, swimming pool and a door to the terrace on the side of the house. A corridor (5m² approx) distributing : a bedroom (13.5 m² approx), an office (13.3 m² approx), utility room (10,05m² approx) with fitted wardrobe (room that could also be an input) with a door on the outside, a bathroom (5 m² approx) with sink, shower, w. c.

From the hallway a door to a cellar and a closet.

Upstairs : (ground floor) Landing serving : 3 bedrooms of 14.2 m², 11 m² and 21.3 m² approx of which has a chimney type fireplace, a bathroom (5.2 m² approx) with a bath, a washbasin and a w. c.

Joinery in pvc with double glazing imitation wood.

And wood heating radiators electric.

Sanitation by septic tank non-compliant

Outside :

A terrace partly covered.

A swimming Pool (10 x 5m).

A workshop attached to the house and a stone shelter.

Magnificent raised and flowery park, with swimming pool and pond.

