



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 2957

• House - Villeréal •



## DETAILS

**Land surface:** 11401 m<sup>2</sup>

**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 m<sup>2</sup> living

11 401 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

296 800 €

Agency fees: 6 % VAT included\*

Price without fees: 280 000 €

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





# Agence Immobilière Valadié

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## • Description ref n°2957 •

Charming house of approximately 155 m<sup>2</sup> of habitable surface, including :

On the ground floor : living / dining room (54 m<sup>2</sup> 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 (5m<sup>2</sup> approx) distributing : a bedroom (13.5 m<sup>2</sup> approx), an office (13.3 m<sup>2</sup> approx), utility room (10,05m<sup>2</sup> approx) with fitted wardrobe (room that could also be an input) with a door on the outside, a bathroom (5 m<sup>2</sup> 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 m<sup>2</sup>, 11 m<sup>2</sup> and 21.3 m<sup>2</sup> approx of which has a chimney type fireplace, a bathroom (5.2 m<sup>2</sup> 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.

