



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 3224

• House - Villeréal •



## DETAILS

**Land surface:** 3690 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 1

**Type of heating:** Electric

**Drainage/sewage:** Septic tank

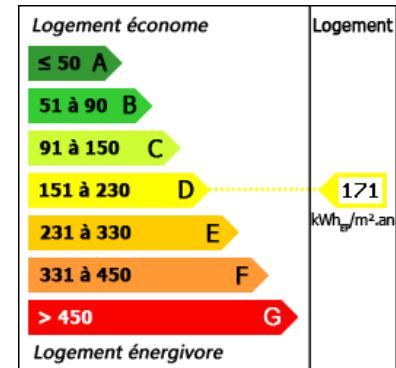
**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** Yes open hearth

**Built:** Not specified



In a peaceful, rustic setting and a non-isolated, 2 min from the shops, house partially in stone, built on the beginning of 90's, where we can live on the ground floor, with a beautiful wooded park and a swimming pool.

184 m<sup>2</sup> living

3 690 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: 278 300 €

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



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## • Description ref n°3224 •

House partially in stone, built on the beginning of 90s', including :

On the ground floor : fitted kitchen of 23,72 m<sup>2</sup> (sink, gas hob, extractor hood, electric oven) and wood stove, dining room / living room (44,54 m<sup>2</sup>) with stone fireplace and wood burning stove, 2 bedrooms (16,11 and 16,3 m<sup>2</sup>) with closet, a corridor, a shower room (6,71 m<sup>2</sup>) with sink, bidet and shower, a w. c, a second shower room with washbasin, a laundry/storeroom (21 m<sup>2</sup>).

Upstairs : mezzanine of 21,45 m<sup>2</sup> (can be used as a 4th bedroom), bedroom (16,92 m<sup>2</sup>) with cupboard, bathroom (16,9 m<sup>2</sup>) with cupboard (washbasin, bath, bidet and w. c)

Double-glazed windows. Electric heating. Water softener.

Garage (48,47 m<sup>2</sup>). Workshop (33,76 m<sup>2</sup>). Shelter with covered terrace, a well and barbecue.

Beautiful, park-like garden with salt swimming pool (9m x 4.6 m).

