# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 4157 • House - Villeréal •




## DETAILS

**Land surface:** 2050 m²

**Number of bedrooms:** 2

**Number of levels:** 0

**Type of heating:** FUEL+BOIS

**Drainage/sewage:** Pit all waters

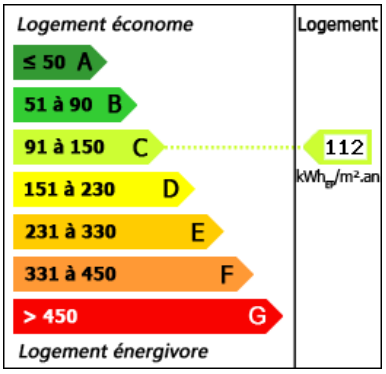
**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** No work

**Fireplace:** Yes open hearth

**Built:** Not specified




Pleasant house of 125 m2 with garage of 33 m2, a Gite of 34,50 m2 and a dependence of 26m2, on a beautiful garden raised and closed of 2050m2 3 minutes from the Village of Villeréal.

125 m² living

2 050 m²

Non-binding document

- Villeréal -
17 place de la Halle
47210 Villeréal
Tel : 05 53 36 08 27
villereal@valadie-immobilier.com

Price fees included

315 000 €

Agency fees: 5,7 % VAT included*
Price without fees: 298 000 €

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

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## • Description ref n°4157 •

House year 2007 of 125 m2 approximately which is composed an entrance with a porch of 3,30 m 2, a hall 13,70m2 with a staircase leading to the loft with a surface area of 12,70m2.
The hall leads to a lounge of 21,75m2 with a fireplace with insert, a living room of 18,80m2 with a porch of 8,14m2, a kitchen of 18,50m2, corridor of distribution of 4,10m2 with access to a cellar of 4,21m2 with a point of water, an independent wc and a door giving access to a garage tiled of 33,40m2 with an electric gate.
A suite of 12,45m2 with bathroom and shower of 9,93m 2,Furniture 2 basins, an independent wc.
Planchez heating in the whole house. Covered terrace all around the house with a door window in each room.
cellar of 12,70m2 with a sump with pump and tank 300L
Reversible air conditioning in the living room, lounge, kitchen ,hall.
Crawlspace on the entire surface of the house.
Technical room (Boiler+Softener and purifier) 4,75m2, adjacent to a dependence on living, which consists of a kitchen at the entrance of 10,40 m 2, a room of 19,05m2, a room d water with a basin of 3,55 m2 and a separate toilet for a total area of 34,48m2.A shelter wood of 20m2, a dependence of 26m2 with a shower, a toilet, a sink, a hot water storage tank, a bomb shelter, garden tools.
Surface of Garden 2050m2 with a basin supply of rain water thanks to a functioning implementation.
Ground closed and raised with portal with electric opening remote control, doorman, video intercom, home alarm.
VMC house, and dependence.
Septic tank up to standards with all waters and sand filter.
Crawlspace.



