## Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Swimming pool: Yes Ground floor living: No

Work needed: No work
Fireplace: No
Built: 2015

| Logement économe | Logement |
| :---: | :---: |
| $\leq 50 \mathrm{~A}$ |  |
| 51 à 90 B |  |
| 91 à $150 \quad \mathrm{C}$ | 114 |
| 151 à 230 D | $\mathrm{kWh}_{\mathrm{e}} / \mathrm{m}^{2} \cdot \mathrm{an}$ |
| 231 à 330 E |  |
| 331 à 450 |  |
| > 450 G |  |
| Logement énergivore |  |

Land surface: $4259 \mathrm{~m}^{2}$
Number of bedrooms: 4
Number of levels: 1
Type of heating: plancher chauffant Aérothermie
Drainage/sewage: Septic tank

- House - Villeréal •



## DETAILS

Close to Villeréal, architect house, regional tobacco dryer type, modern and comfortable, built in 2015, carefully maintained, with garden, pool and garage.

# $158 \mathrm{~m}^{2}$ living 

 $4259 \mathrm{~m}^{2}$
## Agence Immobilière Valadié <br> Professionnels de la transaction immobilière depuis 1960

## - Description ref $n^{\circ} 4341$ -

Modern and atypical house, built in 2015, of approximately 158 m 2 including :
On the ground floor : entrance hall open onto the living room.
This spacious living room has a high ceiling, giving it incomparable volume and a brightness, and it is composed of a fitted kitchen ( $14,5 \mathrm{~m} 2$ ), dining room and sitting room ( $35,1 \mathrm{~m} 2$ ) with wood-burning stove. A store room ( 6 m 2 ) completes the kitchen.

- 2 bedrooms ( 12,8 and $14,5 \mathrm{~m} 2$ ) en-suite with private bathroom (washbasin, bath and w. c to the first one of $4,3 \mathrm{~m} 2$ and wash hand basin, shower, w. c for the second one of $3,1 \mathrm{~m} 2$ )
Covered terrace ( 30 m 2 )
- toilets with basin ( $2,6 \mathrm{~m} 2$ )

On the second floor : landing / gallery ( $3,5 \mathrm{~m} 2$ ), 2 bedrooms en-suite : a large bedroom of $22,9 \mathrm{~m} 2$ (again with a ceiling height giving a nice volume to the room) with bathroom of 9,4 m2 (basins, bath, shower and w. c) and the second bedroom of $10,5 \mathrm{~m} 2$ with a shower room of $2,6 \mathrm{~m} 2$ (washbasin, shower and w. c). Office (6,9 m2)

Underfloor heating by Aerothermal heating. Doubleglazed windows. Electric shutters on the rear and shutters of wood on the front.

Independent garage ( 22 m 2 ). Work room.

Park of 4259 m 2 . The swimming pool is salt water and $10 \mathrm{~m} \times 4 \mathrm{~m} \times 1.3 \mathrm{~m}$ (flat bottom) and it's heated.


