

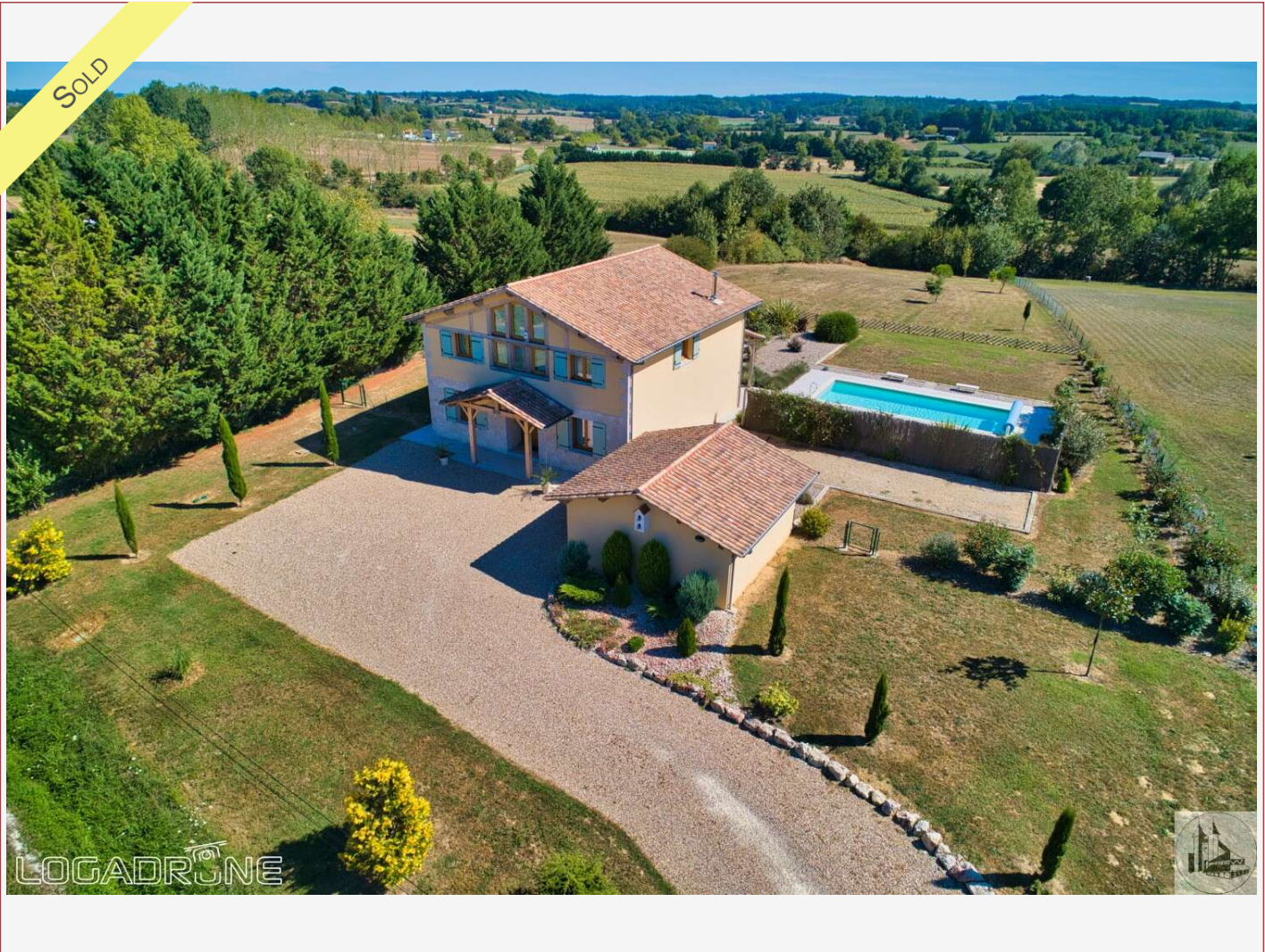


Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 4341

• House - Villeréal •



DETAILS

Land surface: 4259 m²

Number of bedrooms: 4

Number of levels: 1

Type of heating: plancher chauffant Aérothermie

Drainage/sewage: Septic tank

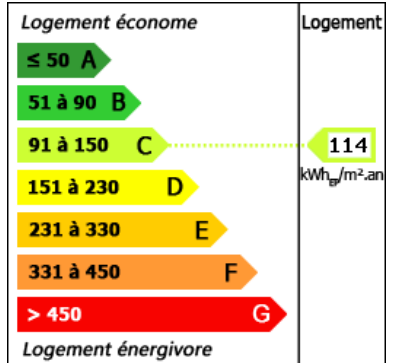
Swimming pool: Yes

Ground floor living: No

Work needed: No work

Fireplace: No

Built: 2015



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

158 m² living

4 259 m²

- Villeréal -

17 place de la Halle

47210 Villeréal

Tel : 05 53 36 08 27

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Price fees included

395 500 €

Agency fees: 5 % VAT included*

Price without fees: 376 667 €

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



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• Description ref n°4341 •

Modern and atypical house, built in 2015, of approximately 158 m² 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 m²), dining room and sitting room (35,1 m²) with wood-burning stove. A store room (6 m²) completes the kitchen.

- 2 bedrooms (12,8 and 14,5 m²) en-suite with private bathroom (washbasin, bath and w. c to the first one of 4,3 m² and wash hand basin, shower, w. c for the second one of 3,1 m²)

Covered terrace (30 m²)

- toilets with basin (2,6 m²)

On the second floor : landing / gallery (3,5 m²), 2 bedrooms en-suite : a large bedroom of 22,9 m² (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 m² with a shower room of 2,6 m² (washbasin, shower and w. c). Office (6,9 m²)

Underfloor heating by Aerothermal heating. Double-glazed windows. Electric shutters on the rear and shutters of wood on the front.

Independent garage (22 m²). Work room.

Park of 4259 m². The swimming pool is salt water and 10m x 4m x 1.3m (flat bottom) and it's heated.

