



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 4341

• House - Villeréal •



## DETAILS

**Land surface:** 4259 m<sup>2</sup>

**Number of bedrooms:** 4

**Number of levels:** 1

**Type of heating:** plancher chauffant Aérothermie

**Drainage/sewage:** Septic tank

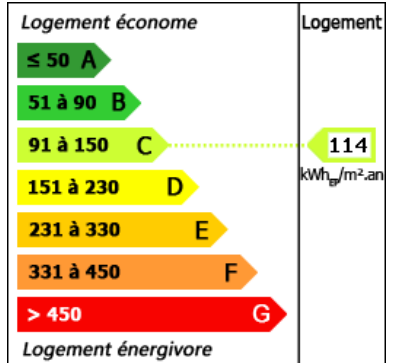
**Swimming pool:** Yes

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

4 259 m<sup>2</sup>

- Villeréal -

17 place de la Halle

47210 Villeréal

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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 m<sup>2</sup> 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 m<sup>2</sup>), dining room and sitting room (35,1 m<sup>2</sup>) with wood-burning stove. A store room (6 m<sup>2</sup>) completes the kitchen.

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

Covered terrace (30 m<sup>2</sup>)

- toilets with basin (2,6 m<sup>2</sup>)

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

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

Independent garage (22 m<sup>2</sup>). Work room.

Park of 4259 m<sup>2</sup>. The swimming pool is salt water and 10m x 4m x 1.3m (flat bottom) and it's heated.

