



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 498

• House - Villeréal •

SOLD



## DETAILS

**Land surface:** 10450 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 1

**Type of heating:** Fuel oil

**Drainage/sewage:** Septic tank

**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** Yes closed hearth

**Built:** 2002

Logement économe

≤ 50 A

51 à 90 B

91 à 150 C

151 à 230 D

231 à 330 E

331 à 450 F

> 450 G

Logement énergivore

DPE en cours

Newly built in 2002 together with a main house of approx. 106 m<sup>2</sup>. and an independent house of approx. 60 m<sup>2</sup>. Pool, wooden shelter, wooden car port, land of 1 hectare approx.

106 m<sup>2</sup> living

10 450 m<sup>2</sup>

- Villeréal -

17 place de la Halle

47210 Villeréal

Tel : 05 53 36 08 27

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Price fees included

325 000 €

Agency fees: 6,6 % VAT included\*

Price without fees: 305 000 €

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



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## • Description ref n°498 •

A set of building comprising :

- A house with a living area of 106 m<sup>2</sup>. :
- On the ground floor :
  - A living space of approx. 40 m<sup>2</sup>. with a part for a lounge with a Godin wood stove and part kitchen / dining room, kitchen with gas stove, sink, oven, tiled floor. Wooden stairs to first floor.
  - A bedroom of approx. 12.7 m<sup>2</sup>, floating wooden floor,.
  - A bathroom of approx. 7.6 m<sup>2</sup>. with a shower, double sink and towel dryer, tiled floor and walls
  - Separate toilet.
  - An attached garage of 30 m<sup>2</sup>, concrete floor, a door to the outside.

Upstairs :

- Landing of approx. 11 m<sup>2</sup>, parquet floor,
- 2 bedrooms of 13.8 m<sup>2</sup> and 13.2 m<sup>2</sup> approx, floating board floors.
- A bathroom of approx. 8 m<sup>2</sup>. with bath, shower and double sink, towel dryer.
- Separate toilet.

Comfort: glass wool insulation to the walls and ceiling, central heating radiator, PVC double glazed windows and wooden shutters.

\* A second independant house: a house on one level of approx 53 m<sup>2</sup> living space garage of approx. 30 m<sup>2</sup>. and adjoining attic. A living / kitchen / dining room of approx. 30 m<sup>2</sup> in a L shape with a wood stove, a kitchen, 2 bedrooms of approx. 9 m<sup>2</sup> and 9.2m<sup>2</sup>, a bathroom of approx. 4 m<sup>2</sup> with shower, wash hand basin and separate toilet. Sold with furniture. Electric heating wood stove. Glass wool insulation, double glazing, sanitation by septic tank independent of the main house.

On the outside :

- A 10mx5m chlorine pool, with a liner, electric roller shutters and wooden deck around.
- A shed wooden garden,
- Wooden car port for 3 vehicules (40 m<sup>2</sup>), concreet floor m<sup>2</sup>,
- A second garden shed for the second home.

Land of over an hectare around the house all fenced and entrance electric gate.

