



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 4985

• House - Pujols •



## DETAILS

**Land surface:** 3500 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 0

**Type of heating:** Wood + Electric

**Drainage/sewage:** Everything in the sewer

**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** Finitions / Décoration

**Fireplace:** Yes closed hearth

**Built:** Not specified

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

House of 160 m<sup>2</sup> approximately, the materials are of very good qualities, restored with great taste, the house offers a plot of 3500m<sup>2</sup> very well maintained, fully fenced and pool, detached garage of 36m<sup>2</sup>

158 m<sup>2</sup> living

3 500 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

197 950 €

Agency fees: 7 % VAT included\*

Price without fees: 185 000 €

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



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## • Description ref n°4985 •

House 158,20m<sup>2</sup> with a room of 16,05m<sup>2</sup> to restore with bay window overlooking the terrace outside. Restored house in the year 2005 with its old stone and its extension.

Entrance of the house to a large living room of 56,01m<sup>2</sup> floor and wood fireplace with a closed fireplace, an equipped kitchen of 32,21m<sup>2</sup> with floor Tiles on the ground, a cellar of 12m<sup>2</sup>, a bedroom of 17,79m<sup>2</sup> with fireplace open fireplace with a door window.

Space night corridor serving 2 bedrooms of 12m<sup>2</sup> each with a door, window, floor-wood, a bathroom of 12m<sup>2</sup> with shower with Italian, bath-tub, 2 washbasins wooden floor .

Wooden staircase in the living room giving access to the mezzanine of 21,41 m<sup>2</sup> with attic used for storage.

Radiator coolant fluid

Ground of 3500m<sup>2</sup> pool.

Exterior terrace of 88m<sup>2</sup>.

Garage of 36m<sup>2</sup> .

A well without a pump.

Roller shutters electric.

Insulation Triso Roof

Brick Insulation rock Wool on the wall.

