



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 5190

• House - Villeréal •



## DETAILS

**Land surface:** 2395 m<sup>2</sup>

**Number of bedrooms:** 4

**Number of levels:** 1

**Type of heating:** Aérothermie

**Drainage/sewage:** Septic tank

**Swimming pool:** Yes

**Ground floor living:** No

**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

A stone house of a habitable surface area of 220 m<sup>2</sup> approx with an annex living en-suite. A heated swimming pool of 12m X 6m salt-and plot of 2395 m<sup>2</sup> approx.

220 m<sup>2</sup> living

2 395 m<sup>2</sup>

- Villeréal -

17 place de la Halle

47210 Villeréal

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Price fees included

229 100 €

Agency fees: 6 % VAT included\*

Price without fees: 216 200 €

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





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## • Description ref n°5190 •

Stone house (plastered), recently renovated, with a surface area of 139 m<sup>2</sup> env habitable, composed of :

On the ground floor :

- Entrance through a fitted kitchen 15,37 m<sup>2</sup> (sink, oven, fridge, oven, gas hob, extractor hood and dishwasher, furniture high and low) tiled floor,
- Dining / living area of 43.4 m<sup>2</sup> with fireplace with insert, a French door with access to the terrace and swimming pool
- A bathroom of 12 m<sup>2</sup> approx (2 basins, Italian shower, balneo bath), tiled floors
- a bedroom of 13.4 m<sup>2</sup> approximately with wood floor on the ground,
- a wc of 1.6 m<sup>2</sup> approx with basin.
- a utility room of 6.3 m<sup>2</sup> approx with hot water.
- a bedroom of 15.9 m<sup>2</sup> approx with a french window, wood floor on the ground and exposed beams.

First floor :

- a bedroom of 21.2 m<sup>2</sup> approximately with parquet floor floating on the ground.
- Windows double glazing PVC. Aluminum shutters.
- Roof redone.
- Heating by heat pumps (aerothermal heating) programmable remote in the main house.
- Electricity redone.
- 2 new hot water.

Attached to the house, a guest house (partially in stone) of a surface area of 80.3 m<sup>2</sup> approximately including :

- a living room of 61 m<sup>2</sup> approximately with open kitchen (sink, cooking plate, dishwasher) and a loft, stone walls, a fireplace with an insert (non-functional),
- a bedroom of 11 m<sup>2</sup> approx, tiled flooring and velux
- a bathroom of 6.7 m<sup>2</sup> approx (washbasin, shower),
- w. c of 1.5 m<sup>2</sup> approx
- A covered terrace of 11 m<sup>2</sup> approx

Upstairs : a mezzanine

Air-conditioning.

Outside :

- Garage of 40 m<sup>2</sup> approx (partially stone and traditional construction) adjacent to the cottage, with machinery for the pool, electric gate, brick walls.
- Terrace partly covered of 18.7 m<sup>2</sup> approx accessible from the kitchen.

- Garden with salt swimming pool 12 x 6m (automatic

