



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 5190

• House - Villeréal •



DETAILS

Land surface: 2395 m²

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 m² approx with an annex living en-suite. A heated swimming pool of 12m X 6m salt-and plot of 2395 m² approx.

220 m² living

2 395 m²

- Villeréal -

17 place de la Halle

47210 Villeréal

Tel : 05 53 36 08 27

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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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Stone house (plastered), recently renovated, with a surface area of 139 m2 env habitable, composed of :

On the ground floor :

- Entrance through a fitted kitchen 15,37 m2 (sink, oven, fridge, oven, gas hob, extractor hood and dishwasher, furniture high and low) tiled floor,
- Dining / living area of 43.4 m2 with fireplace with insert, a French door with access to the terrace and swimming pool
- A bathroom of 12 m2 approx (2 basins, Italian shower, balneo bath), tiled floors
- a bedroom of 13.4 m2 approximately with wood floor on the ground,
- a wc of 1.6 m2 approx with basin.
- a utility room of 6.3 m2 approx with hot water.
- a bedroom of 15.9 m2 approx with a french window, wood floor on the ground and exposed beams.

First floor :

- a bedroom of 21.2 m2 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 m2 approximately including :

- a living room of 61 m2 approximately with open kitchen (sink, cooking plate, dishwasher) and a loft, stone walls, a fireplace with an insert (non-functional),
- a bedroom of 11 m2 approx, tiled flooring and velux
- a bathroom of 6.7 m2 approx (washbasin, shower),
- w. c of 1.5 m2 approx
- A covered terrace of 11 m2 approx

Upstairs : a mezzanine

Air-conditioning.

Outside :

- Garage of 40 m2 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 m2 approx accessible from the kitchen.
- Garden with salt swimming pool 12 x 6m (automatic

