

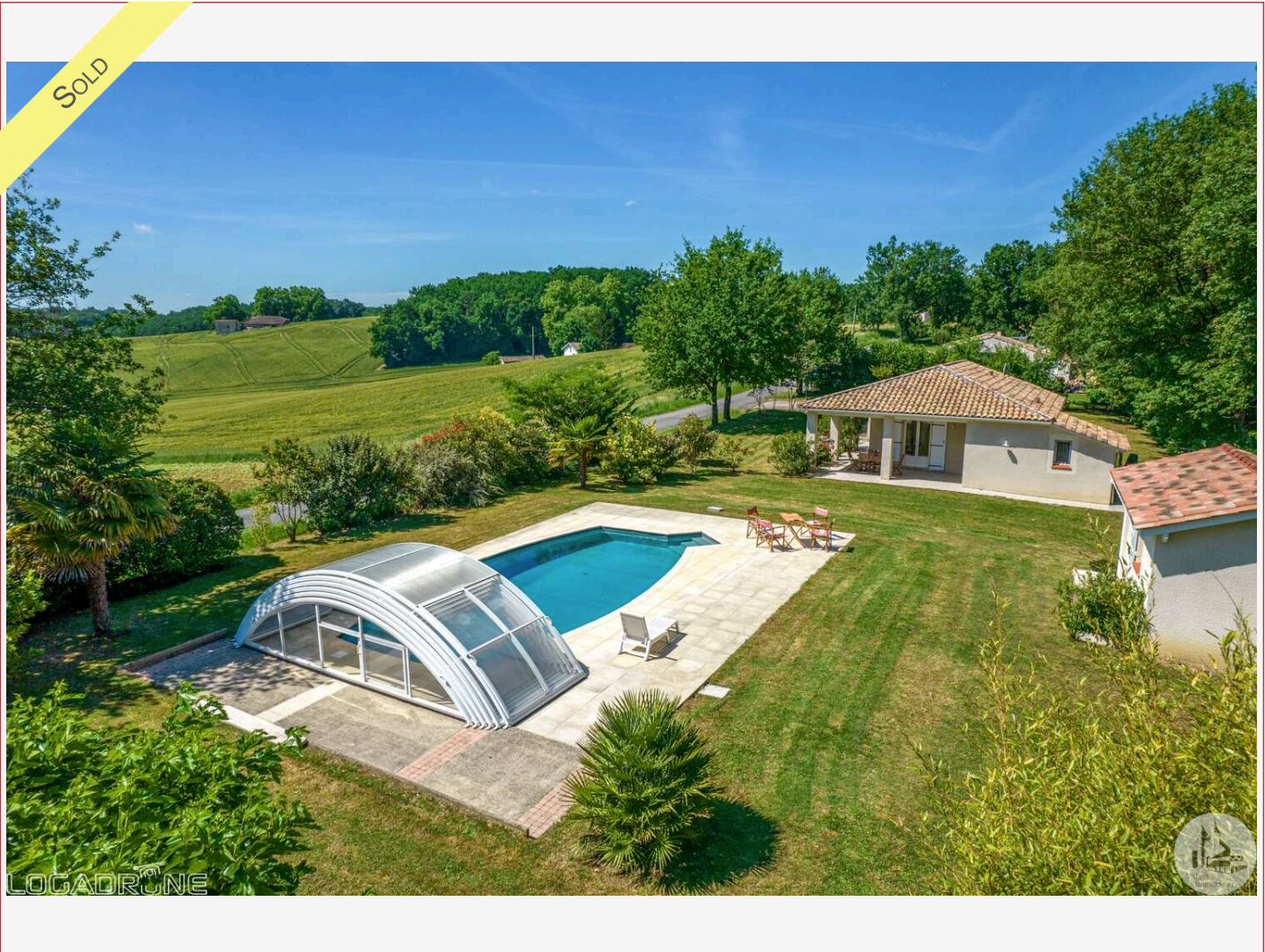


# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 5236

• House - Lougratte •



## DETAILS

**Land surface:** 2620 m<sup>2</sup>

**Number of bedrooms:** 4

**Number of levels:** 0

**Type of heating:** Electric

**Drainage/sewage:** Septic tank

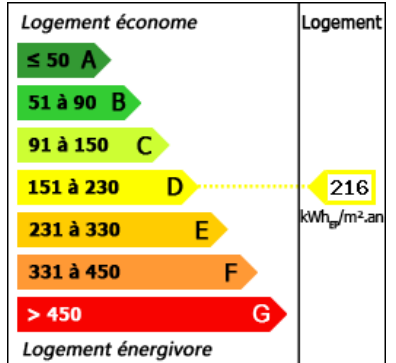
**Swimming pool:** Yes

**Ground floor living:** Yes

**Work needed:** No work

**Fireplace:** No

**Built:** 2003



With a beautiful view of the surrounding countryside to the front and beautiful oak trees as a border to the rear, pleasant single-storey house from 2003 with swimming pool

112 m<sup>2</sup> living

2 620 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

249 100 €

Agency fees: 6 % VAT included\*

Price without fees: 235 000 €

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



# Agence Immobilière Valadié

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## • Description ref n°5236 •

House built in 2003, on one level, composed of a living room (51.8 m<sup>2</sup>) with fitted kitchen / dining room / living room (with cupboard) opening onto L-shaped covered terrace (35.2 m<sup>2</sup>), hallway (4.7 m<sup>2</sup>), bathroom of about 6.5 m<sup>2</sup> (2 basins, Italian shower), wc, 3 bedrooms with cupboard (2 of 12 m<sup>2</sup> and one of 10.5 m<sup>2</sup>) Adjoining the house: fourth independent bedroom (12.7 m<sup>2</sup>)  
Double glazing and PVC shutters. Electric convectors (except in the fourth bedroom)

Garden with chlorine pool (10 x 5m) with a dome. Pool house and liner from 2017.

The agricultural land around this garden is cultivated organically.

