

## Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

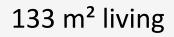
Ref : 5237

• House - Villeréal •



DETAILS			ogement
Land surface: 9277 m <sup>2</sup>	Swimming pool: No	≤ 50 A	39 Wh <sub>e</sub> /m².an
Number of bedrooms: 4	Ground floor living: No	91 à 150 C	
Number of levels: 0	Work needed: No work	151 à 230 D	
		231 à 330 E	
Type of heating: Pompe à chaleur Air/Eau	Fireplace: No	331 à 450 F	
Drainage/sewage: Septic tank	Built: 2020	> 450 G	
	l	Logement énergivore	

5 minutes from Villeréal, in a rural setting, particularly quiet, comfortable new house built in 2020, habitable on one level.



9 277 m<sup>2</sup>

Non-binding document

- Villeréal -17 place de la Halle 47210 Villeréal Tel : 05 53 36 08 27 villereal@valadie-immobilier.com Price fees included

240 000 € Agency fees: 6 % VAT included\* Price without fees: 226 415 €

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

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## • Description ref n°5237 •

New house from 2020, RT 2012, comprising: entrance hall, hallway, living room with fitted kitchen (sink, oven, microwave, dishwasher, induction hob, extractor hood, high and low cabinets), a master bedroom with its bathroom: sink, shower and toilet (disabled standards), a second bedroom and a bathroom (sink, bathtub, towel dryer), laundry room, toilet. By taking 3 steps, you reach 2 additional bedrooms.

Double glazed aluminum windows on the outside and wood on the inside. Mosquito nets.

Underfloor heating by Air / Water heat pump.

Land of 9,277 m2.











