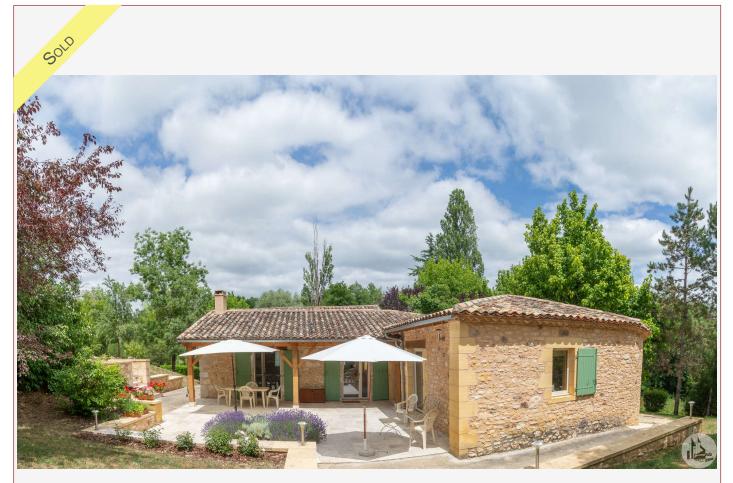


Ref : 5264

## Agence Immobilière Valadié

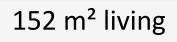
Professionnels de la transaction immobilière depuis 1960

## • House - Villeréal •



DETAILS		Logement économe ≤ 50 A
Land surface: 5868 m <sup>2</sup>	Swimming pool: No	51 à 90 B DPE en cours
Number of bedrooms: 3	Ground floor living: No	91 à 150 C
Number of levels: 2	Work needed: No work	151 à 230 D
Type of heating: Chauffage au sol électrique + climatisation	Fireplace: Yes open hearth	231 à 330 E 331 à 450 F
	Built: Not specified	> 450 G
Drainage/sewage: Septic tank		Logement énergivore

10 minutes from shops, comfortable stone house with a guest house, beautiful wooded park. High quality renovation.



5 868 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

349 800 € Agency fees: 6 % VAT included\* Price without fees: 330 000 €

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

Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

## • Description ref n°5264 •

Stone house, recently renovated, comprising 2 dwellings which communicate with each other:

Main house (around 120 m2): fitted kitchen (sink, 2 dishwashers and ovens, 4 electric and 2 gas hobs, extractor, top and bottom cabinets) / dining room (36.6 m2) with fireplace and wood stove, living room (45.5 m2) with access to the balcony and to terrace with covered area, toilet (w.c and sink), cupboard, 4 steps provide access to the 2 bedrooms of 18.1 and 7.3 m2 (one with a dressing room), the bathroom (2 sinks, bath, shower, wc and towel dryer)

Guest house (about 33 m2): fitted kitchen open to living room, bedroom with cupboard and bathroom (sink, Italian shower, w.c and towel dryer) Laundry room. Workshop. Cellar.

Hight quality services. Electric underfloor heating + Reversible air conditioning in the living room, kitchen / diner of the main house. Wood stove.

Double glazing windows : aluminum on the outside and wood on the inside.

Water softener.

A 24/7 venting system in place.

5,868 m2 wooded park (mature oaks) Service connections for a future swimming pool are in place beyond the terrace.









