



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 5264

• House - Villeréal •

SOLD



DETAILS

Land surface: 5868 m²

Number of bedrooms: 3

Number of levels: 2

Type of heating: Chauffage au sol électrique + climatisation

Drainage/sewage: Septic tank

Swimming pool: No

Ground floor living: No

Work needed: No work

Fireplace: Yes open 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

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

152 m² living

5 868 m²

- 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



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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.

High 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.

