



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 5264

• House - Villeréal •

SOLD



## DETAILS

**Land surface:** 5868 m<sup>2</sup>

**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 m<sup>2</sup> living

5 868 m<sup>2</sup>

- 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

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## • Description ref n°5264 •

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

Main house (around 120 m<sup>2</sup>): fitted kitchen (sink, 2 dishwashers and ovens, 4 electric and 2 gas hobs, extractor, top and bottom cabinets) / dining room (36.6 m<sup>2</sup>) with fireplace and wood stove, living room (45.5 m<sup>2</sup>) 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 m<sup>2</sup> (one with a dressing room), the bathroom (2 sinks, bath, shower, wc and towel dryer)

Guest house (about 33 m<sup>2</sup>): 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 m<sup>2</sup> wooded park (mature oaks) Service connections for a future swimming pool are in place beyond the terrace.

