Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 5504 • House - Villeréal •



DETAILS

Land surface: 1665 m²

Number of bedrooms: 5

Number of levels: 1

Type of heating: Wood + Electric

Drainage/sewage: Septic tank

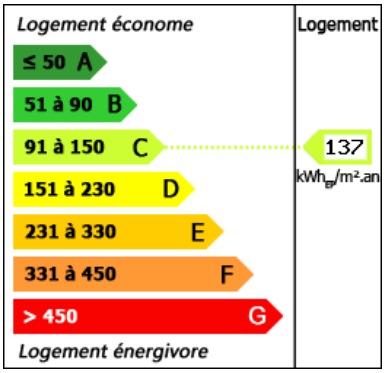
Swimming pool: Yes

Ground floor living: No

Work needed: No work

Fireplace: Yes closed hearth

Built: 2005



House from 2007, with a living area of approximately 200 m2 offering 2 apartments: one on one level and one in the finished basement, 5 bedrooms, 2 bathrooms, 2 living rooms, 2 kitchens. A land of 1665 m2 with swimming pool,

200 m² living

1 665 m²

Non-binding document

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

Price fees included

291 500 €

Agency fees: 6 % VAT included*
Price without fees: 275 000 €

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

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• Description ref n°5504 •

Single storey house built in 2007 with a living area of approximately 200 m2 located near Villeréal. The house has 2 apartments:

On the ground floor :

-A large bright living / dining room of approx. 45 m2, a fireplace with a stove, 2 bay windows, one of which opens onto a covered terrace of approx. 12.5 m2.

- An equipped kitchen open to the living room with fitted wardrobes, worktop, induction / gas hob, oven, extractor hood, dishwasher and integrated fridge.

The corridor serves:

- A cellar / laundry room of approx. 6 m2, tiled floor.
- A separate toilet with window.
- A bathroom of 8.5 m2 approx., Tiled floor, 3/4 of the tiled walls, washbasin on cabinet, WC, walk-in shower and towel dryer.
- 2 bedrooms of approx. 13.7 and 12.5 m2, laminate parquet on Wenge soil, window to the outside, storage cupboards.

From the living room, access by a staircase to the basement of approx. 28.6 m2, laundry / workshop area with cumulus, tiled floor. The basement has been finished and includes:

- A living room / Dining room / Equipped kitchen of approximately 40 m2.

The corridor serves:

- A separate toilet
- A bathroom of approx. 8 m2, tiled floor, washbasin on cabinet, shower, towel dryer.
- 2 bedrooms of 11.2 and 12.3 m2 approx., Tiled floor, cupboards, window to the outside.
- A bedroom / office of approx. 12.4 m2, (without window)

Outside :

- South facing terrace.
- Swimming pool 11 x 5 m with a tiled beach.
- Fenced land of 1665 m2.
- Private parking with a 36 m2 lean-to

Comfort:

- PVC windows, double glazing throughout.
- Electric radiant heating and fireplace.
- Electric and manual roller shutters.
- Compliant sanitation







