



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 5504

• House - Villeréal •



## DETAILS

**Land surface:** 1665 m<sup>2</sup>

**Number of bedrooms:** 5

**Number of levels:** 1

**Type of heating:** Wood + Electric

**Drainage/sewage:** Septic tank

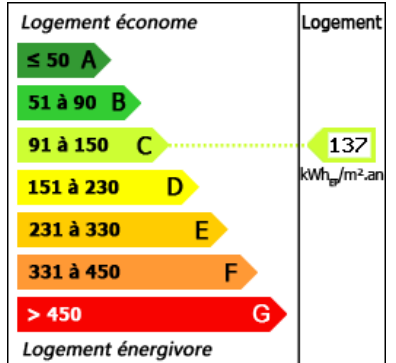
**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** Yes closed hearth

**Built:** 2005



House from 2007, with a living area of approximately 200 m<sup>2</sup> 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 m<sup>2</sup> with swimming pool,

200 m<sup>2</sup> living

1 665 m<sup>2</sup>

- Villeréal -

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47210 Villeréal

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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



# Agence Immobilière Valadié

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## • Description ref n°5504 •

Single storey house built in 2007 with a living area of approximately 200 m<sup>2</sup> located near Villeréal. The house has 2 apartments:

On the ground floor :

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

- 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 m<sup>2</sup>, tiled floor.

- A separate toilet with window.

- A bathroom of 8.5 m<sup>2</sup> 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 m<sup>2</sup>, 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 m<sup>2</sup>, laundry / workshop area with cumulus, tiled floor. The basement has been finished and includes:

- A living room / Dining room / Equipped kitchen of approximately 40 m<sup>2</sup>.

The corridor serves:

- A separate toilet

- A bathroom of approx. 8 m<sup>2</sup>, tiled floor, washbasin on cabinet, shower, towel dryer.

- 2 bedrooms of 11.2 and 12.3 m<sup>2</sup> approx., Tiled floor, cupboards, window to the outside.

- A bedroom / office of approx. 12.4 m<sup>2</sup>, (without window)

Outside :

- South facing terrace.

- Swimming pool 11 x 5 m with a tiled beach.

- Fenced land of 1665 m<sup>2</sup>.

- Private parking with a 36 m<sup>2</sup> lean-to

Comfort:

- PVC windows, double glazing throughout.

- Electric radiant heating and fireplace.

- Electric and manual roller shutters.

- Compliant sanitation

