



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 559

• House - Villeréal •



## DETAILS

**Land surface:** 5000 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 0

**Type of heating:** Electric

**Drainage/sewage:** Septic tank

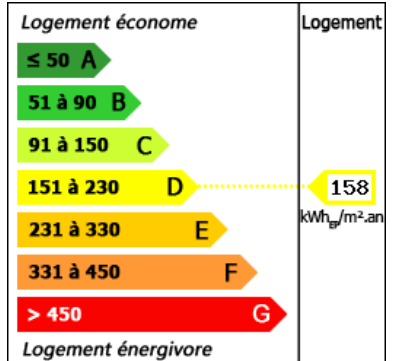
**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** No work

**Fireplace:** Yes closed hearth

**Built:** Not specified



An old house completely restored in 2006 under warranty, living area of 155 m<sup>2</sup> approx., Living room, kitchen, 3 bedrooms, bathroom, attic.

Garage, land of approx. 5000 m<sup>2</sup>.

154 m<sup>2</sup> living

5 000 m<sup>2</sup>

- Villeréal -

17 place de la Halle

47210 Villeréal

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Price fees included

307 400 €

Agency fees: 6 % VAT included\*

Price without fees: 290 000 €

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



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## • Description ref n°559 •

An old stone house completely renovated in 2006 including :

- A terrace of 40 m<sup>2</sup>. Covered
- An entry by a large veranda of approx. 31 m<sup>2</sup>, tiled floor, ceiling pvc paneling.
- A living / dining room of approx. 64 m<sup>2</sup>. with a wood stove, a closet, tiled floor
- A fitted kitchen (induction hob, dishwasher, hood, microwave oven)
- A utility room/laundry room of approx. 14.3 m<sup>2</sup>. cupboards, sink, French doors, paneling on the ceiling,
- An office / bedroom of approx. 11.2 m<sup>2</sup>. with cupboards
- A distribution corridor to :
- 2 bedrooms of 12.2 m<sup>2</sup> and 13.3 m<sup>2</sup> approx., laminate floor, KZ closets, one with a French window
- A bathroom of approx. 8.3 m<sup>2</sup>, bath, walk-in shower, 2 sinks, towel dryer and cupboards,
- Separate toilet with a washbasin.

A staircase to an attic of 93 m<sup>2</sup>. provided for 2 bedrooms and a bathroom. Sloping walls.

Electric heating and wood - aluminum double glazed

Septic tank grease trap.

On the outside :

- A stone barn with new roof, a garage with electric shutters for a car.
- A well

Land of 5000 m<sup>2</sup>. delimiting by a geometrician.

