# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6529

• House - Villeréal •




## DETAILS

**Land surface:** 3913 m²

**Number of bedrooms:** 3

**Number of levels:** 1

**Type of heating:** Wood + Electric

**Drainage/sewage:** Septic tank

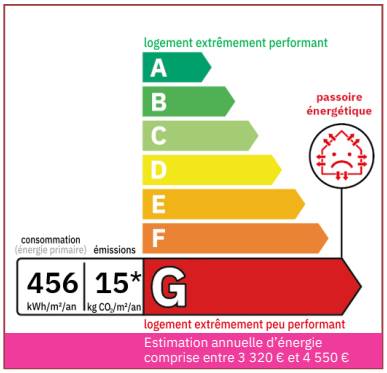
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** Yes closed hearth

**Built:** 1900




A pretty stone house in a small hamlet of several houses, quiet and not overlooked. Unobstructed view with a swimming pool garden on the edge of a wood.

120 m² living

3 913 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

249 500 €

Agency fees: 6 % VAT included*

Price without fees: 235 377 €

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

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## • Description ref n°6529 •

A stone house with a living area of approximately 115 m2, comprising:

- An entrance of approximately 8.6 m2, tiled floor. A wooden staircase leads upstairs.
- From the entrance access to a laundry room of approximately 3.8 m2 outside, and a workshop, tiled floor.
- A dining room/kitchen of around 24.3 m2, tiled floor, 2 French windows to the exterior, fitted kitchen with cupboard, sink, gas hob, oven.
- A bathroom of approximately 3.2 m2, tiled floor, with a shower, wc, washbasin, vmc.
- A living room of approximately 24.9 m2, a fireplace with insert, tiled floor, stone wall, a window and a French window.

Upstairs :

- A landing of approximately 10.7 m2, parquet floor, a stone vault.
- A bedroom of approximately 13.8 m2, parquet floor, exposed beams on the ceiling.
- A bedroom of approximately 12.8 m2, tiled floor, cupboard, exposed beams.
- A bathroom of approximately 5.5 m2 with a sink, bath, separate toilet, linoleum on the floor with a window and cupboards.
- A bedroom of approximately 11.8 m2, parquet floor, cupboard.

Further information :

- Electric heating and a wood stove.
- The carpentry is in wood and with single glazing
- Sanitation by common septic tank.

Outside :

- A garden of approximately 3900 m2 with a lovely open view.
- Swimming pool garden.







