

# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6529

• House - Villeréal •



## DETAILS

Land surface: 3913 m<sup>2</sup> 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 m<sup>2</sup> living

3 913 m<sup>2</sup>

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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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.







