



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6787

• House - Villeréal •



## DETAILS

**Land surface:** 50620 m<sup>2</sup>

**Number of bedrooms:** 4

**Number of levels:** 1

**Type of heating:** Geothermal

**Drainage/sewage:** Pit all waters

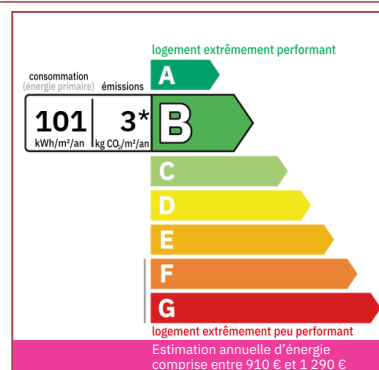
**Swimming pool:** Yes

**Ground floor living:** Yes

**Work needed:** No work

**Fireplace:** Yes closed hearth

**Built:** 2007



At the end of a country lane, in the middle of 5 hectares of land, a house with a swimming pool, a double garage, a dryer, a lake. A superb unobstructed view of the countryside. Quiet.

153 m<sup>2</sup> living

50 620 m<sup>2</sup>

- Villeréal -

17 place de la Halle

47210 Villeréal

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Price fees included

430 500 €

Agency fees: 5 % VAT included\*

Price without fees: 410 000 €

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



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## • Description ref n°6787 •

A house built in 2007 on one level, with a living area of approximately 153 m<sup>2</sup> including:

- An entrance hall of approximately 6.8 m<sup>2</sup>, with a separate toilet of approximately 2 m<sup>2</sup> with a hand basin, a staircase to the dovecote with a bedroom of approximately 9.7 m<sup>2</sup>.
- An L-shaped living/dining room of approximately 56.2 m<sup>2</sup> with a wood stove, 2 bay windows opening onto a covered terrace, tiled floor.
- A kitchen of approximately 14.2 m<sup>2</sup> open to the living room with upper and lower cupboards, equipped with a dishwasher, induction hob, extractor hood, oven and vmc.
- A cellar of approximately 15.5 m<sup>2</sup> with a door to the outside. Indoor geothermal heating unit, water softener.
- A distribution corridor of approximately 10 m<sup>2</sup>
- A bedroom or office of approximately 10.7 m<sup>2</sup>, tiled floor.
- A bathroom of approximately 8.3 m<sup>2</sup>, tiled floor, earthenware walls, a walk-in shower, a unit with double sink, toilet, vmc.
- A bedroom of approximately 14.9 m<sup>2</sup>, parquet flooring, sliding cupboards.
- A bedroom of approximately 14.4 m<sup>2</sup>, parquet flooring, sliding cupboards.

Further information :

- Geothermal heating
- Water heater coupled with geothermal heating.
- A water softener.
- PVC and aluminum joinery with double glazing and wooden shutters, rolling shutters for the bay windows.
- House on crawl space.
- Terraces all around the house.
- Sanitation by compliant all-water tank.
- Solar panels (report 2400 €/year).
- Property tax: €1,464 (2023)

Outside :

- An 8m x 4m Desjoyaux salt pool built in 2021, tiled beaches all around, liner.
- A double individual garage of approximately 45 m<sup>2</sup> on the ground with two sliding gates.
- A 7m X 16m tobacco dryer, concrete floor, with solar panel installation on the roof of the canopy adjoining the 10m

- A lake of approximately 4000 m<sup>2</sup> stocked with fish.

- A well.

