Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6787 • House - Villeréal •



DETAILS

Land surface: 50620 m²

Number of bedrooms: 4

Number of levels: 1

Type of heating: Geothermal

Drainage/sewage: Pit all waters

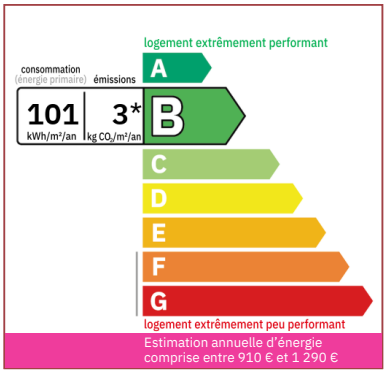
Swimming pool: Yes

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 m² living

50 620 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

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 m2 including:
- An entrance hall of approximately 6.8 m2, with a separate toilet of approximately 2 m2 with a hand basin, a staircase to the dovecote with a bedroom of approximately 9.7 m2.
- An L-shaped living/dining room of approximately 56.2 m2 with a wood stove, 2 bay windows opening onto a covered terrace, tiled floor.
- A kitchen of approximately 14.2 m2 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 m2 with a door to the outside. Indoor geothermal heating unit, water softener.
- A distribution corridor of approximately 10 m2
- A bedroom or office of approximately 10.7 m2, tiled floor.
- A bathroom of approximately 8.3 m2, tiled floor, earthenware walls, a walk-in shower, a unit with double sink, toilet, vmc.
- A bedroom of approximately 14.9 m2, parquet flooring, sliding cupboards.
- A bedroom of approximately 14.4 m2, 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 m2 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 m2 stocked with fish.
- A well.







