

## Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref: 6838

• House - Villeréal •



## **DETAILS**

Land surface: 2604 m<sup>2</sup>

Number of bedrooms: 3

Number of levels: 0

Type of heating: Poêle à granulés

Drainage/sewage: Septic tank

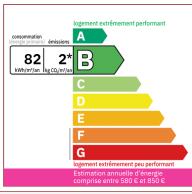
Swimming pool: No

**Ground floor living:** Yes

Work needed: No work

Fireplace: No

**Built: 2019** 



Less than 5 minutes from shops, comfortable 2019 house, on one level, with flat garden, garage and car port. Quiet and not isolated location. Country setting. To visit without delay!

114 m<sup>2</sup> living

2 604 m<sup>2</sup>

- Villeréal -17 place de la Halle 47210 Villeréal

Tel: 05 53 36 08 27 villereal@valadie-immobilier.com

Price fees included

316 940 €

Agency fees: 6 % VAT included\*
Price without fees: 299 000 €

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

Non-binding document



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## • Description ref n°6838 •

Comfortable and bright house from 2019, on one level including: fitted kitchen open to living room (46.7 m2) with pellet stove, covered and tiled terrace facing South West (view), pantry (6.7 m2), hallway distributing a master bedroom (18 m2) with shower room (7.1 m2) and dressing room, 2 bedrooms with cupboard (9.5 and 9.5 m2), bathroom of 8.3 m2 (basin and bathtub) and independent toilets.

Aluminum double glazing. Pellet stove. Electric roller shutters (Bubendorff)

Car port connecting the house to the garage (33.9 m2)

Garden with pétanque court bordered by mature oak trees. Electric gate.



