Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 709

• House - Villeréal •



DETAILS

Land surface: 2000 m²

Number of bedrooms: 3

Number of levels: 1

Type of heating: Fuel oil

Drainage/sewage: Septic tank

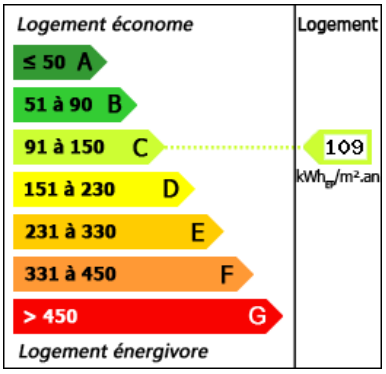
Swimming pool: No

Ground floor living: No

Work needed: No work

Fireplace: Yes closed hearth

Built: 2012



New house for sale a few kilometers from Villereal, good quality real estate with large garden, 3 bedrooms, double garage, nice situation.

115 m² living

2 000 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

227 000 €

Agency fees: 5,6 % VAT included*
Price without fees: 215 000 €

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

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• Description ref n°709 •

House contemporary home on two levels, with double attached garage all on a plot of 1984 sqm.Access to the house is via a private road in limestone, road access.The main entrance is oriented West, protected by a lean 7 m covering the door.At the entrance, distribution hall of 10.6 m (stairwell included) with a storage cupboard. The hall serves, on one hand, the party room and kitchen, and on the other side and the sleeping upstairs.The living room of a floor area of 33 m, very bright with windows and openings to the outside, tiled floor and plaster wall.A flue is installed to the equipment of a combustion heater means.The kitchen includes: ceramic hob, extractor hood, oven, storage cupboards, a built-in dishwasher, controlled mechanical ventilation. The assembly was installed during the recent construction of the house.Access to the terrace from the kitchen and living room.On the other side of the distribution hall is access to the first hallway to a room 8 m for laundry use. the electrical panel found there.Along the corridor there is a second room of 8 m making office / library office with a large storage cupboard.A single storey bathroom with an area of 5.2 m, with WC, basin with mirror and a mechanical ventilation.At the bottom of the distribution hallway is the master bedroom suite 11.7 m with double closet, access to the outside through a door window, shower room of 6 m with walk in shower , WC, washbasin, bidet.From the entrance hall, a staircase leads upstairs. There are two bedrooms, a bathroom and a separate toilet.The first room is an area of 9 square meters overlooking the exterior and a large closet. The second bedroom has an area of 9 m with windows facing the outside and a storage cupboard.Presence of a separate WC between the bedrooms and bathroom upstairs, with controlled mechanical ventilation. The final piece of the floor is a bathroom with large shower tray and washbasin with mirror.Access to the garage is via a side door of the main entrance, giving a room with an area of 6 m2, making storage office, itself leading inside double garage. The double garage with an area of 38 m has two flaps opening and closing Automatic Electric.The oil tank is located in the garage, the boiler is in a side room of 9.5 m, making boiler office. The Viessmann brand boiler is new. The oil tank has a capacity of 1600 liters.







