



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7129

• House - Lougratte •



DETAILS

Land surface: 3126 m²

Number of bedrooms: 4

Number of levels: 0

Type of heating: Wood + Electric

Drainage/sewage: Septic tank

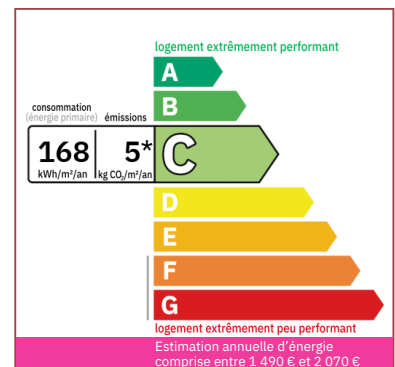
Swimming pool: Yes

Ground floor living: Yes

Work needed: No work

Fireplace: Yes closed hearth

Built: 1976



A set with a main house with 4 bedrooms, a habitable annex, an outbuilding with an office. A fenced plot with a swimming pool and a lovely view of the countryside.

150 m² living

3 126 m²

- Villeréal -

17 place de la Halle

47210 Villeréal

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Price fees included

275 600 €

Agency fees: 6 % VAT included*

Price without fees: 260 000 €

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



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• Description ref n°7129 •

A single-storey house with a living area of approximately 115 m², built in 1976, comprising:

- An entrance onto a distribution corridor of approximately 14.8 m², wood-effect floor tiles, a cupboard.
- A kitchen of approximately 12 m², fitted with upper and lower cupboards, equipped with a sink, ceramic hob, extractor hood, oven, VMC. Lino on floor tiles, earthenware above the worktop.
- A living/dining room of approximately 33.7 m² with a wood stove, floor tiles, a bay window and a French window giving access to the garden.
- A veranda of approximately 11.3 m², floor tiles.
- A bathroom of approximately 5.5 m², floor tiles, earthenware walls, a wall-hung toilet, a bathtub, a sink, VMC, a window and a towel dryer.
- A bedroom of approximately 10.5 m², laminate flooring with an en-suite shower room of approximately 2.5 m², tiled floor, earthenware walls, a sink, suspended toilet, an Italian shower, VMC.
- A bedroom of approximately 10.9 m², laminate flooring.
- A bedroom of approximately 9.4 m², laminate flooring,
- A bedroom of approximately 10.2 m², laminate flooring,
- A dressing room of approximately 5.8 m², laminate flooring.
- A laundry room of approximately 7.9 m² with a thermodynamic water heater.

Additional information:

- Electric heating and wood stove.
- Reversible air conditioning in the living room.
- Glass wool insulation in the attic.
- PVC joinery with double glazing and electric roller shutters (wooden shutters are decorative).
- Thermodynamic water heater.
- Alarm system.
- Sanitation by a septic tank for both dwellings.
- Property tax: €1,395

- A gîte of approximately 35 m² with a living room, a bedroom and a bathroom. Reversible air conditioning.

Outside:

- A heated and secure swimming pool of 5m X 11m with a bottom starting at 1.20m to 2.2m deep, liner changed in October 2017.

