



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7134

• House - Lougratte •



## DETAILS

**Land surface:** 5400 m<sup>2</sup>

**Number of bedrooms:** 5

**Number of levels:** 1

**Type of heating:** Pompe à chaleur air/eau

**Drainage/sewage:** Septic tank

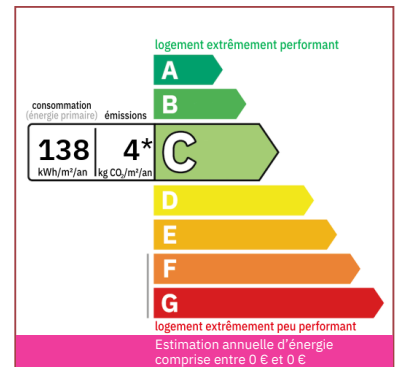
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** Yes open hearth

**Built:** Not specified



House of 225 m<sup>2</sup> comprising on the ground floor: entrance, kitchen with dining room (30 m<sup>2</sup>) with fireplace, double dining room (60 m<sup>2</sup>) and living room (30 m<sup>2</sup>). Upstairs: five bedrooms, a shower room, and a separate toilet.

225 m<sup>2</sup> living

5 400 m<sup>2</sup>

- 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°7134 •

This spacious 225 m<sup>2</sup> house offers an exceptional living environment. On the ground floor, you will discover a welcoming entrance, a 30 m<sup>2</sup> kitchen-dining room with fireplace, a 60 m<sup>2</sup> double dining room and a 30 m<sup>2</sup> living room. Upstairs, five comfortable bedrooms (three of 15 m<sup>2</sup> and one of 20 m<sup>2</sup>), a shower room: a shower, a double sink unit, storage shelves, and a bidet. A bathroom: a shower, a double sink unit, storage shelves, and a balneotherapy bath. Two toilets upstairs, and one outside attached to the building.

The 5400 m<sup>2</sup> plot includes an orchard, cellars and outbuildings, perfect for gardening or DIY enthusiasts. A double garage is also available. The house is equipped with a septic tank and an air/water heat pump, ensuring optimal comfort all year round.

