



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7155

• House - Villeréal •



## DETAILS

**Land surface:** 1984 m<sup>2</sup>

**Number of bedrooms:** 4

**Number of levels:** 1

**Type of heating:** Fuel oil

**Drainage/sewage:** Septic tank

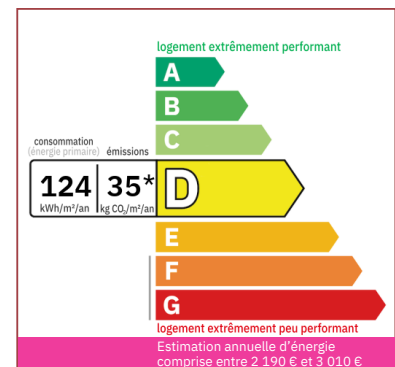
**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** No work

**Fireplace:** No

**Built:** 2012



A few minutes from Villeréal - close to services and amenities.

A contemporary house built in 2012 with 4 bedrooms and 3 bathrooms. A double garage and a landscaped enclosed garden. Garden of approximately

136 m<sup>2</sup> living

1 984 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



# Agence Immobilière Valadié

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## • Description ref n°7155 •

A house built in 2012 in a quiet residential area, with a living area of approximately 136 m<sup>2</sup>, comprising:

- An entrance hall of approximately 10.4 m<sup>2</sup> with cupboards, tiled floor, a staircase leading to the upper floor.
- A living room of approximately 33.4 m<sup>2</sup>, tiled floor, a French window opening onto the garden and a bay window opening onto a veranda. air conditioning in this room.
- A kitchen of approximately 9.6 m<sup>2</sup> fitted with high and low cupboards, earthenware walls, and equipped with an extractor hood, a built-in oven, microwave, induction hob, an integrated dishwasher, vmc. A French window opening onto a veranda.
- A veranda of approximately 15 m<sup>2</sup>, slab floor, a bay window leading to a terrace.
- A distribution corridor of approximately 3.6 m<sup>2</sup>, tiled floor.
- A laundry room of approximately 8 m<sup>2</sup>, a sink and electrical panel.
- A bedroom/office of approximately 9 m<sup>2</sup>, cupboards.
- A shower room of approximately 5.3 m<sup>2</sup>, with a toilet, washbasin on a unit, walk-in shower, VMC, earthenware walls and tiled floor.
- A bedroom of approximately 12 m<sup>2</sup>, tiled floor, a French window, with an ensuite shower room with a walk-in shower, washbasin, and toilet.

Upstairs:

- A bedroom of approximately 9 m<sup>2</sup>, cupboards.
  - A bedroom of approximately 9 m<sup>2</sup>, cupboards.
  - A separate toilet of approximately 1.2 m<sup>2</sup>, a window and VMC.
  - A shower room of approximately 4.03 mm<sup>2</sup>, a walk-in shower, washbasin on a unit, VMC, a window.
- A double garage adjoining the house of approximately 40 m<sup>2</sup> with two car accesses. Fuel tank in this part.
- A storeroom of approximately 6.11 m<sup>2</sup>, tiled floor. Access to the garage and the porch in front of the house.
- A boiler room of approximately 9.5 m<sup>2</sup>, Viessmann boiler.

Additional information:

- Underfloor heating with fuel oil.
- Wooden joinery with double glazing and wooden shutters + roller shutters.
- Glass wool insulation.

