



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7155

• House - Villeréal •



DETAILS

Land surface: 1984 m²

Number of bedrooms: 4

Number of levels: 1

Type of heating: Fuel oil

Drainage/sewage: Septic tank

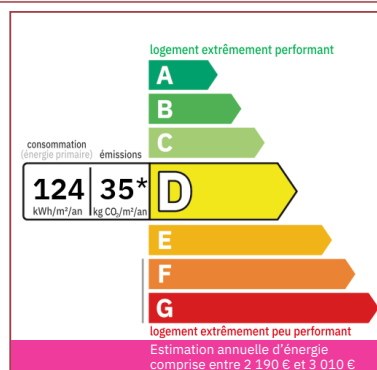
Swimming pool: No

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 m² living

1 984 m²

- Villeréal -

17 place de la Halle

47210 Villeréal

Tel : 05 53 36 08 27

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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°7155 •

A house built in 2012 in a quiet residential area, with a living area of approximately 136 m², comprising:

- An entrance hall of approximately 10.4 m² with cupboards, tiled floor, a staircase leading to the upper floor.
- A living room of approximately 33.4 m², 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 m² 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 m², slab floor, a bay window leading to a terrace.
- A distribution corridor of approximately 3.6 m², tiled floor.
- A laundry room of approximately 8 m², a sink and electrical panel.
- A bedroom/office of approximately 9 m², cupboards.
- A shower room of approximately 5.3 m², with a toilet, washbasin on a unit, walk-in shower, VMC, earthenware walls and tiled floor.
- A bedroom of approximately 12 m², tiled floor, a French window, with an ensuite shower room with a walk-in shower, washbasin, and toilet.

Upstairs:

- A bedroom of approximately 9 m², cupboards.
 - A bedroom of approximately 9 m², cupboards.
 - A separate toilet of approximately 1.2 m², a window and VMC.
 - A shower room of approximately 4.03 mm², a walk-in shower, washbasin on a unit, VMC, a window.
- A double garage adjoining the house of approximately 40 m² with two car accesses. Fuel tank in this part.
- A storeroom of approximately 6.11 m², tiled floor. Access to the garage and the porch in front of the house.
- A boiler room of approximately 9.5 m², Viessmann boiler.

Additional information:

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

