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

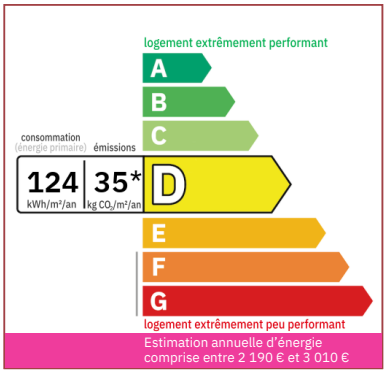
Swimming pool: No

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

Non-binding document

- Villeréal -
17 place de la Halle
47210 Villeréal
Tel : 05 53 36 08 27
villereal@valadie-immobilier.com

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.





