



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7163

• House - Villeréal •



## DETAILS

**Land surface:** 1 ha

**Number of bedrooms:** 3

**Number of levels:** 0

**Type of heating:** Electric

**Drainage/sewage:** Pit all waters

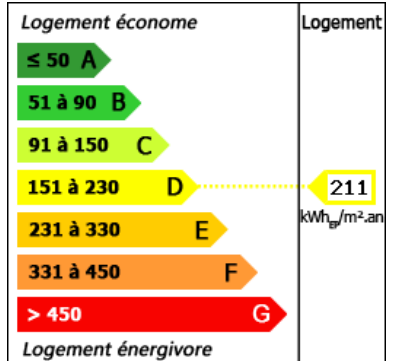
**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** No work

**Fireplace:** No

**Built:** 2008



Pretty single-storey house, dominant location 7 minutes from VILLEREAL 47, three bedrooms all equipped with bathrooms. Ideal for guest rooms

160 m<sup>2</sup> living

10 000 m<sup>2</sup>

- Villeréal -

17 place de la Halle

47210 Villeréal

Tel : 05 53 36 08 27

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Price fees included

265 000 €

Agency fees: 6 % VAT included\*

Price without fees: 250 000 €

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



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## • Description ref n°7163 •

Contemporary house from 2008 comprising: an entrance of 7m<sup>2</sup> which distributes a large living room, white gray marbled stoneware tiles throughout,

- living room side (41.32m<sup>2</sup>) a window, two French windows which open onto a beautiful terrace, a French window onto an interior patio

- a fitted kitchen equipped with household appliances, a door which opens onto the patio 15.54 m<sup>2</sup>, a window above the double sink

- en suite a laundry room 6.09m<sup>2</sup>, a 250l electric water heater

- en suite a room of 32 m<sup>2</sup> summer kitchen, tiled floor, a door to the outside, a three-leaf French window, white painted paneled ceiling

- Night side: from the main entrance

- On the right: Bedroom I: tiled floor, plastered and wallpapered walls, plaster ceiling, a double-glazed window, electric roller shutters (13.44 m<sup>2</sup>) en suite a bathroom, sink sink, bathtub, floor tiles and wall tiles, plaster ceiling. small window.5.5m<sup>2</sup>)

- On the left: A 6.23m<sup>2</sup> distribution corridor which serves:

- Bedroom II: tiled floor, plastered and wallpapered walls, plaster ceiling, a double-glazed window with roller shutter 12.71 en suite a bathroom, sink, sink, bathtub, shower, floor tiles, plaster ceiling. small window.

- Bedroom III tiled floor, plastered and wallpapered walls, plaster ceiling, 1 double-glazed window with electric roller shutters, French window onto the patio 16.40 en suite a bathroom, sink, sink, shower with jet, floor tiles and wall tiles, bidet, toilet, plaster ceiling. small window. (6.43m<sup>2</sup>)

-Office 8, 37 m<sup>2</sup> tiled floor, one window

-A separate toilet at the end of the corridor, washbasin, small window.

Unconvertible attic, unused attic

Roof with Roman tiles

Prefabricated wooden buildings, carports

Dominant land of 1ha

