



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7178

• House - Villeréal •



## DETAILS

**Land surface:** 5257 m<sup>2</sup>

**Number of bedrooms:** 6

**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:** 2000

Logement économe

≤ 50 A

51 à 90 B

91 à 150 C

151 à 230 D

231 à 330 E

331 à 450 F

> 450 G

Logement énergivore

DPE en cours

A house with a living area of approximately 192 m<sup>2</sup> with two habitable annexes, a garden of approximately 5000 m<sup>2</sup> with a lovely view. Quiet but not isolated.

192 m<sup>2</sup> living

5 257 m<sup>2</sup>

- Villeréal -

17 place de la Halle

47210 Villeréal

Tel : 05 53 36 08 27

villereal@valadie-immobilier.com

Price fees included

399 000 €

Agency fees: 5 % VAT included\*

Price without fees: 380 000 €

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





# Agence Immobilière Valadié

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## • Description ref n°7178 •

A house built in the 2000s with a living area of approximately 192 m<sup>2</sup>, including:

- A veranda of approximately 16.3 m<sup>2</sup>, linoleum on wooden panel.
- A separate toilet/laundry room of approximately 2.9 m<sup>2</sup>, linoleum flooring.
- An entrance hall of approximately 17.2 m<sup>2</sup>
- A kitchen of approximately 33.3 m<sup>2</sup>, tiled floor, fitted with upper and lower cupboards, equipped with a central island, a sink, gas stove, extractor hood, oven. A French window onto a south-facing terrace.
- A cellar of approximately 6 m<sup>2</sup>, linoleum on the floor.
- A dining room of approximately 13.8 m<sup>2</sup>; parquet flooring, a French window opening onto the south side terrace.
- A living room of approximately 36 m<sup>2</sup>, parquet flooring, 2 French windows.

Upstairs :

- A landing of approximately 10 m<sup>2</sup>, tiled floor.
- A bedroom of approximately 14 m<sup>2</sup>, tiled floor, with an ensuite bathroom of approximately 3.5 m<sup>2</sup>, tiled floor, earthenware walls, a shower, toilet, sink, vmc.
- A bedroom of approximately 12.7 m<sup>2</sup>, tiled floor.
- A bathroom of approximately 6.8 m<sup>2</sup>, with tiled floor, earthenware walls, a shower, toilet, sink, vmc.
- A bedroom of approximately 12.6 m<sup>2</sup>, tiled floor.
- A bedroom of approximately 25.8 m<sup>2</sup>, carpeted floor, with a bathroom of approximately 9 m<sup>2</sup>, tiled floor, earthenware walls, with a shower, a bathtub, double sink, toilet.

Further information :

- Oil central heating
- Double-glazed PVC joinery.
- Connected to Fiber.
- Sanitation by septic tank.
- Property tax of €1,271 (2023).

Adjoining the house:

- A studio of approximately 38 m<sup>2</sup> including: A living room/dining room/kitchen of approximately 33.2 m<sup>2</sup> with a wood stove. A bathroom with laundry area of approximately 4.7 m<sup>2</sup>. A terrace. Double-glazed PVC joinery.

- A studio of approximately 30 m<sup>2</sup> including: A kitchen/dining room of approximately 15.2 m<sup>2</sup>, a bedroom of approximately 11.3 m<sup>2</sup> and a bathroom of

