



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7202

• House - Miramont-de-Guyenne •



## DETAILS

**Land surface:** 1700 m<sup>2</sup>

**Number of bedrooms:** 6

**Number of levels:** 1

**Type of heating:** Chaudière à pellets

**Drainage/sewage:** Everything in the sewer

**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** Yes open hearth

**Built:** Not specified

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

Discover this superb architect-designed house built in 1963 (by Edgard Broutet) Located on a spacious plot of 1700 m<sup>2</sup>, this unique residence combines vintage charm, brightness and modern comfort.

300 m<sup>2</sup> living

1 700 m<sup>2</sup>

- Villeréal -

17 place de la Halle

47210 Villeréal

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Price fees included

525 000 €

Agency fees: 5 % VAT included\*

Price without fees: 500 000 €

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





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## • Description ref n°7202 •

This exceptional home is a rare opportunity, offering generous space and quality amenities. Perfect for a large family or someone wanting a home workspace. This is a unique achievement in the sector.

It includes: on the ground floor: Welcoming entrance hall, bright living room, practical office for professional or personal use, comfortable bedroom, bathroom. Possibility of making an independent apartment on the ground floor.

Large garage that can accommodate several vehicles  
6 rooms in total, formerly occupied by a doctor, offering numerous design possibilities

Upstairs: living room 50 m<sup>2</sup>, dining room 22.5 m<sup>2</sup>, kitchen 18 m<sup>2</sup>, staircase clearance 13.5 m<sup>2</sup>, spare bedroom 7.8 m<sup>2</sup>, bedrooms 12.7 m<sup>2</sup>; 12 m<sup>2</sup> and 18.5 m<sup>2</sup>; bathroom 1.9 m<sup>2</sup>; bathroom 7.4 m<sup>2</sup>.

Technical characteristics :

Heating: Recent Hargassner pellet boiler.

Double-glazed windows, with sound insulation on the first floor.

Angers slate staircase, adding a touch of elegance to the interior.

Everything in the sewer

The garden is wooded and quiet.

