



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7263

• House - Villeréal •



## DETAILS

**Land surface:** 2141 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 1

**Type of heating:** Clim Réversible

**Drainage/sewage:** Septic tank

**Swimming pool:** Yes

**Ground floor living:** Yes

**Work needed:** No work

**Fireplace:** No

**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

Located close to amenities, single storey house of 90m<sup>2</sup> with 2 bedrooms, double garage, indoor swimming pool with a dome and garden of approximately 2000m<sup>2</sup>.

93 m<sup>2</sup> living

2 141 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

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°7263 •

A single-storey house built in 1989 and renovated until the 2000s, with a living area of approximately 93 m<sup>2</sup> including:

- An entrance into a room with kitchen/living room/dining room of approximately 45 m<sup>2</sup>, tiled floor, a French window opening onto the garden. A fitted kitchen with upper and lower cupboards, extractor hood, sink.
- A living room of approximately 18.9 m<sup>2</sup>, tiled floor, a bay window.
- A storeroom of approximately 11.7 m<sup>2</sup>, also serving as a pool room.
- A distribution corridor of approximately 3.4 m<sup>2</sup>, tiled floor
- A shower room of approximately 3.4 m<sup>2</sup>, tiled floor, earthenware walls, a walk-in shower, a sink, a VMC, a window.
- A bedroom of approximately 8.4 m<sup>2</sup>, linoleum floor, cupboards.
- A separate toilet of approximately 1.5 m<sup>2</sup>, tiled floor, VMC.
- A bedroom of approximately 10.5 m<sup>2</sup>, linoleum floor, a cupboard.

Information elements:

- PVC joinery with double glazing and roller shutters.
- Heating by reversible air conditioning + electric radiators.
- Sanitation by septic tank.
- Insulation of the attic by glass wool.

Outside:

- A double garage of 40m<sup>2</sup>, concrete floor.
- A chlorine swimming pool with a 10X5m dome (heated by heat pump) Liner and filtration changed in 2024.
- G

