



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7374

• House - Villeréal •



## DETAILS

**Land surface:** 7680 m<sup>2</sup>

**Number of bedrooms:** 6

**Number of levels:** 1

**Type of heating:** Wood + Electric

**Drainage/sewage:** Septic tank

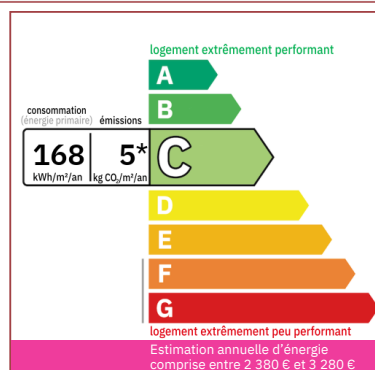
**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** Yes closed hearth

**Built:** Not specified



Charming stone house of 225m<sup>2</sup> offering a peaceful living environment on the outskirts of a small village, with its 6 bedrooms, 3 bathrooms, reversible air conditioning and wood stove guaranteeing a pleasant temperature all year

225 m<sup>2</sup> living

7 680 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

424 000 €

Agency fees: 6 % VAT included\*

Price without fees: 400 000 €

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





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## • Description ref n°7374 •

10 minutes from the shops, stone house of approximately 225 m<sup>2</sup> which consists of an entrance to a living room of 55 m<sup>2</sup>, a fitted kitchen of 52 m<sup>2</sup>, a laundry room with sink plus shower of 4 m<sup>2</sup>, a separate toilet, a master suite of 15.20 m<sup>2</sup>, a shower room of 3.27 m<sup>2</sup>, a separate toilet of 2 m<sup>2</sup>.

Upstairs: access via the living room with wooden staircase, landing of 3 m<sup>2</sup>, bedroom of 18 m<sup>2</sup>, bedroom of 23 m<sup>2</sup> with reversible air conditioning, a shower room of 3.30 m<sup>2</sup>, a separate toilet of 1.6 m<sup>2</sup>.

2nd floor: a landing of 7.5 m<sup>2</sup> plus two rooms of 9.4 m<sup>2</sup> and 7 m<sup>2</sup> converted into bedrooms.

Attached garage of 40 m<sup>2</sup> with electric opening, attic of 65 m<sup>2</sup>. An adjoining workshop of 40 m<sup>2</sup>. Carport of 40 m<sup>2</sup>.

Upstairs: (access via the kitchen) a bedroom of 16.33 m<sup>2</sup> plus a water point of 2.20 m<sup>2</sup> with a toilet, sink and hot water tank.

Garden of 7680 m<sup>2</sup> with a heated shell pool of 4X8m with a depth of 70cm to 1.80 m.

Rainwater collector of 4000L.

Pool house

Photovoltaic panels on the roof.

