



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7409

• House - Mauroux •



DETAILS

Land surface: 5000 m²

Number of bedrooms: 3

Number of levels: 0

Type of heating: Gas

Drainage/sewage: Septic tank

Swimming pool: Yes

Ground floor living: Yes

Work needed: Finitions / Décoration

Fireplace: No

Built: 1980

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

SALE IN LIFE LIFE occupied- A house built in the 1980s with 3 bedrooms and 2 bathrooms. An outbuilding with a workshop, a garage and a swimming pool. Nice view on the not isolated countryside.

112 m² living

5 000 m²

- Villeréal -

17 place de la Halle

47210 Villeréal

Tel : 05 53 36 08 27

villereal@valadie-immobilier.com

Price fees included

93 800 €

Agency fees: 17,3 % VAT included*

Price without fees: 80 000 €

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



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• Description ref n°7409 •

A house built in the 1980s, with a living area of approximately 113 m², comprising:

- An entrance into a kitchen of approximately 19.5 m², fitted with high and low cupboards, equipped with an oven, a sink, a hood, induction hob.
- A clearance of approximately 3.6 m², floating parquet floor.
- A bathroom of about 3 m², tiled floor, earthenware walls, ventilation, a toilet, a shower, a washbasin.
- A cellar of approximately 3.8 m²,
- A bedroom of approximately 10.2 m², floating parquet floor.

From the kitchen:

- A distribution hall of approximately 12.9 m², floating parquet floor, a French window to a veranda of approximately 5.8 m², tiled floor, access to the terrace on the south side.
- An office of approximately 10.9 m², floating parquet floor.
- A cupboard with the gas boiler.
- A separate toilet.
- A bathroom of approximately 6 m², tiled floor, earthenware walls, equipped with a walk-in shower, washbasin, vmc.
- A bedroom of approximately 13.6 m², floating parquet floor, a French window with wooden roller shutter.
- A living/dining room of approximately 29.2 m², floating parquet floor, 3 French windows opening onto the terrace.
- Adjoining an old garage converted into a laundry room of approximately 8.6 m² with a sink.

Informative elements:

- Gas central heating with a Viessman boiler and an unburied outdoor tank.
- Two non-compliant septic tanks.
- Wooden joinery with overglazing, manual rolling shutters.
- Electricity redone.
- Water softener.

Outside :

- A covered terrace with a built-in barbecue.
- A habitable annex serving as a painting workshop of approximately 25.3 m², insulated and painted placo finish, and a workshop of approximately 15 m².
- A metal garage/shed and sheet metal roof of

