Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7432 • House - Villeréal •



DETAILS

Land surface: 8716 m²

Number of bedrooms: 4

Number of levels: 1

Type of heating: Pompe à chaleur

Drainage/sewage: Septic tank

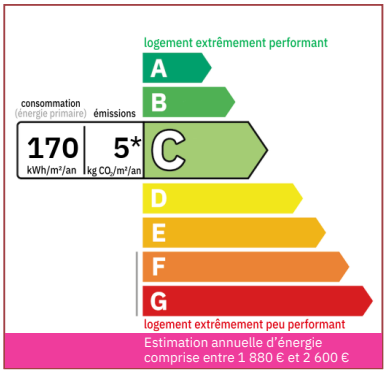
Swimming pool: No

Ground floor living: Yes

Work needed: No work

Fireplace: Yes closed hearth

Built: 2012



A beautiful, bright, contemporary house with 4 bedrooms and 3 bathrooms. A lovely open view - A wooden drying room with a garage area and a converted area. Garden with fruit trees of around 8,000 m2.

184 m² living

8 716 m²

Non-binding document

- Villeréal -
17 place de la Halle
47210 Villeréal
Tel : 05 53 36 08 27
villereal@valadie-immobilier.com

Price fees included

408 100 €

Agency fees: 6 % VAT included*
Price without fees: 385 000 €

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

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• Description ref n°7432 •

A house built in 2012 of the Périgord type, with a living area of approximately 184 m2 including:
- An entrance to a kitchen of approximately 16.1 m2, tiled floor, a French window opening onto the outside, kitchen equipped with an induction hob, extractor hood, oven, sink, dishwasher. Fitted with high and low cupboards, earthenware above the worktop.
- A hallway of approximately 9.7 m2 with cupboards and a laundry area.
- A wine cellar of approximately 4.6 m2, gravel on the floor.
- A living room of approximately 36 m2, open to the kitchen, tiled floor, large bay windows letting in lots of light. A wood stove. A French window opening onto the other side of the house.
- An office space of approximately 7.4 m2, which then leads into the living room.
- A hallway of approximately 6 m2, tiled floor, cupboards.
- A separate toilet of about 1 m2, with a washbasin.
- A bedroom of about 25.9 m2, tiled floor, a bay window and a French window.
- A shower room of about 5.9 m2, tiled floor, earthenware walls, VMC, toilet, sink, Italian shower, towel dryer.
- A bedroom of about 18 m2, a bay window opening onto the covered terrace.

Upstairs (by a wooden staircase):
- A mezzanine of about 25 m2, wooden floor, a bay window.
- A bedroom of about 10.2 m2, with an en-suite shower room of about 3.4 m2, earthenware walls, wooden floor, sink, toilet, Italian shower.
- A bedroom of approximately 13.4 m2, wooden floor, an ensuite shower room of approximately 6 m2, with shower, sink, toilet.

Information:
- Aluminum and wood joinery with double glazing and shutters.
- Heating by heat pump and electric radiators upstairs.
- Insulation by glass wool.
- Compliant sanitation, one for the house and one for the dryer.

Outside:
- A wooden dryer with approximately 70 m2 of floor







