



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

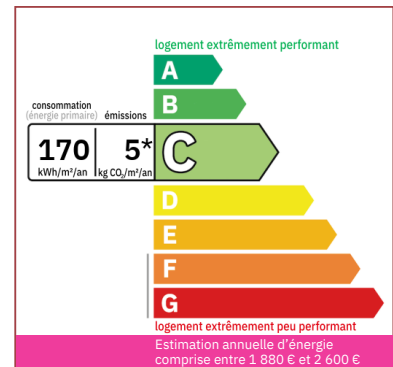
Swimming pool: No

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

- Villeréal -

17 place de la Halle

47210 Villeréal

Tel : 05 53 36 08 27

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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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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

