



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7432

• House - Villeréal •



## DETAILS

**Land surface:** 8716 m<sup>2</sup>

**Number of bedrooms:** 4

**Number of levels:** 1

**Type of heating:** Pompe à chaleur

**Drainage/sewage:** Septic tank

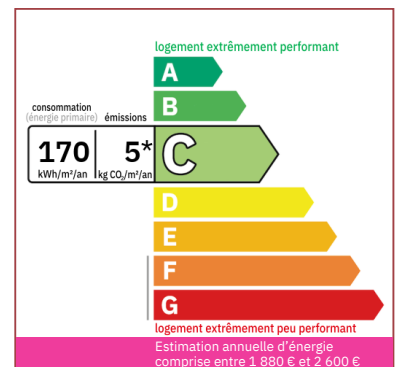
**Swimming pool:** No

**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 m<sup>2</sup>.

184 m<sup>2</sup> living

8 716 m<sup>2</sup>

- Villeréal -

17 place de la Halle

47210 Villeréal

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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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## • Description ref n°7432 •

A house built in 2012 of the Périgord type, with a living area of approximately 184 m<sup>2</sup> including:

- An entrance to a kitchen of approximately 16.1 m<sup>2</sup>, 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 m<sup>2</sup> with cupboards and a laundry area.
- A wine cellar of approximately 4.6 m<sup>2</sup>, gravel on the floor.
- A living room of approximately 36 m<sup>2</sup>, 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 m<sup>2</sup>, which then leads into the living room.
- A hallway of approximately 6 m<sup>2</sup>, tiled floor, cupboards.
- A separate toilet of about 1 m<sup>2</sup>, with a washbasin.
- A bedroom of about 25.9 m<sup>2</sup>, tiled floor, a bay window and a French window.
- A shower room of about 5.9 m<sup>2</sup>, tiled floor, earthenware walls, VMC, toilet, sink, Italian shower, towel dryer.
- A bedroom of about 18 m<sup>2</sup>, a bay window opening onto the covered terrace.

Upstairs (by a wooden staircase):

- A mezzanine of about 25 m<sup>2</sup>, wooden floor, a bay window.
- A bedroom of about 10.2 m<sup>2</sup>, with an en-suite shower room of about 3.4 m<sup>2</sup>, earthenware walls, wooden floor, sink, toilet, Italian shower.
- A bedroom of approximately 13.4 m<sup>2</sup>, wooden floor, an ensuite shower room of approximately 6 m<sup>2</sup>, 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 m<sup>2</sup> of floor

