



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7560

• House - Villeréal •



DETAILS

Land surface: 4999 m²

Number of bedrooms: 5

Number of levels: 1

Type of heating: Wood

Drainage/sewage: Septic tank

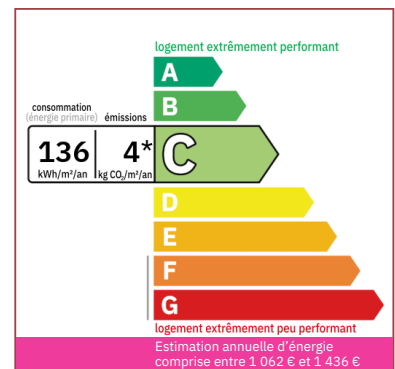
Swimming pool: No

Ground floor living: Yes

Work needed: No work

Fireplace: Yes closed hearth

Built: 2007



A contemporary house renovated in recent years, bright and comfortable. 5 bedrooms and 3 bathrooms. Lovely view on the countryside, elevated position. Land of approximately 5000 m².

223 m² living

4 999 m²

- Villeréal -

17 place de la Halle

47210 Villeréal

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Price fees included

498 000 €

Agency fees: 5 % VAT included*

Price without fees: 474 286 €

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



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The house has a living area of approximately 223 m² including:

On the ground floor:

- An entrance to a kitchen of approximately 27.15 m², travertine floor, a French window opening onto the south-facing terrace. Kitchen fitted with high and low cupboards, equipped with a wood stove, induction hob, extractor hood, sink.

- A laundry room/pantry of approximately 7 m², with a sink.

- A dining room of approximately 27.4 m², travertine floor, a bay window opening onto the north-facing terrace.

- An entrance hall of approximately 7.2 m², stairs to the upper floor, a separate toilet under the stairs.

- A living room of approximately 27.5 m², parquet flooring, a French window, a wood stove.

- A distribution corridor of approximately 10 m², travertine flooring.

- A bedroom of approximately 15.5 m², laminate flooring on the ground floor, a French window opening onto the garden.

A bathroom of approximately 2.5 m², tiled floor, earthenware walls, washbasin, toilet, shower.

- A bedroom of approximately 15.2 m², parquet flooring, an ensuite bathroom of approximately 2.9 m², tiled flooring, washbasin, shower and toilet.

- A bedroom/office of approximately 19.7 m², solid pine parquet flooring, a French window opening onto the outside, a skylight. A sauna room of 3 m² with a sauna and washbasin (Sauna does not stay.).

- A bedroom of approximately 20.3 m², laminate flooring.

From the distribution corridor, a door opening onto the outside and which can give independent access to this room.

Upstairs:

- A landing of approximately 7.5 m², laminate flooring (access to the attic via a hatch with a miller's ladder).

- A bedroom of approximately 25.6 m², laminate flooring.

A bathroom of approximately 4 m², with a toilet, a sink, a shower cubicle, vmc.

- A garage of approximately 45 m², with two openings for cars, cemented floor.

Additional elements:

