



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7560

• House - Villeréal •



## DETAILS

**Land surface:** 4999 m<sup>2</sup>

**Number of bedrooms:** 5

**Number of levels:** 1

**Type of heating:** Wood

**Drainage/sewage:** Septic tank

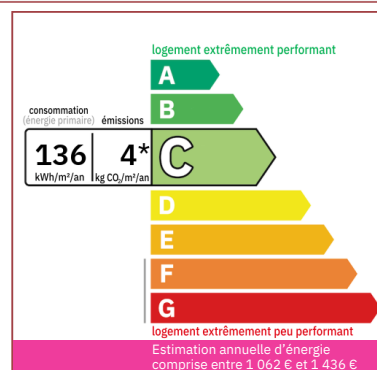
**Swimming pool:** No

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

223 m<sup>2</sup> living

4 999 m<sup>2</sup>

- Villeréal -

17 place de la Halle

47210 Villeréal

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Price fees included

475 000 €

Agency fees: 5 % VAT included\*

Price without fees: 452 380 €

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





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## • Description ref n°7560 •

The house has a living area of approximately 223 m<sup>2</sup> including:

On the ground floor:

- An entrance to a kitchen of approximately 27.15 m<sup>2</sup>, 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 m<sup>2</sup>, with a sink.
- A dining room of approximately 27.4 m<sup>2</sup>, travertine floor, a bay window opening onto the north-facing terrace.
- An entrance hall of approximately 7.2 m<sup>2</sup>, stairs to the upper floor, a separate toilet under the stairs.
- A living room of approximately 27.5 m<sup>2</sup>, parquet flooring, a French window, a wood stove.
- A distribution corridor of approximately 10 m<sup>2</sup>, travertine flooring.
- A bedroom of approximately 15.5 m<sup>2</sup>, laminate flooring on the ground floor, a French window opening onto the garden.

A bathroom of approximately 2.5 m<sup>2</sup>, tiled floor, earthenware walls, washbasin, toilet, shower.

- A bedroom of approximately 15.2 m<sup>2</sup>, parquet flooring, an ensuite bathroom of approximately 2.9 m<sup>2</sup>, tiled flooring, washbasin, shower and toilet.
- A bedroom/office of approximately 19.7 m<sup>2</sup>, solid pine parquet flooring, a French window opening onto the outside, a skylight. A sauna room of 3 m<sup>2</sup> with a sauna and washbasin (Sauna does not stay.).
- A bedroom of approximately 20.3 m<sup>2</sup>, 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 m<sup>2</sup>, laminate flooring (access to the attic via a hatch with a miller's ladder).
- A bedroom of approximately 25.6 m<sup>2</sup>, laminate flooring.

A bathroom of approximately 4 m<sup>2</sup>, with a toilet, a sink, a shower cubicle, vmc.

- A garage of approximately 45 m<sup>2</sup>, with two openings for cars, cemented floor.

Additional elements:

