



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7590

• House - Villeréal •



## DETAILS

**Land surface:** 5630 m<sup>2</sup>

**Number of bedrooms:** 5

**Number of levels:** 0

**Type of heating:** Wood

**Drainage/sewage:** Septic tank

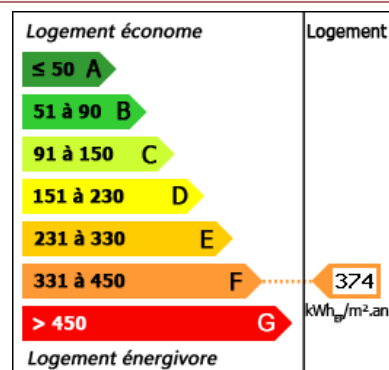
**Swimming pool:** Yes

**Ground floor living:** Yes

**Work needed:** Second work

**Fireplace:** Yes closed hearth

**Built:** 1970



A single-storey house in the countryside, not isolated, a few kilometers from Villeréal. Beautiful living space, 5 bedrooms, a fitted kitchen and two bathrooms. Land of approximately 5630 m<sup>2</sup> with a swimming pool. Nice view.

140 m<sup>2</sup> living

5 630 m<sup>2</sup>

- Villeréal -

17 place de la Halle

47210 Villeréal

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Price fees included

195 000 €

Agency fees: 7 % VAT included\*

Price without fees: 182 243 €

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





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## • Description ref n°7590 •

A single-storey house built in the 1970s, with a living area of approximately 140 m<sup>2</sup> comprising:

- An entrance to a living room of approximately 22.62 m<sup>2</sup> with wood stove, panelled ceiling, tiled floor, a large French window opening onto a covered terrace.

On the left of the living room, a distribution corridor of approximately 3 m<sup>2</sup> serves:

- A shower room of approximately 5.3 m<sup>2</sup> with tiled floor, shower cubicle, sink and toilet.

- A bedroom of approximately 13.3 m<sup>2</sup> with tiled floor, panelled ceiling and a French window opening onto the terrace.

- A bedroom of approximately 13.3 m<sup>2</sup> with linoleum floor on concrete slab.

- A kitchen of approximately 27.9 m<sup>2</sup>, created in an extension, with tiled floor equipped with cupboards, gas hob with extractor, an oven and a sink; with PVC double glazing.

On the right of the living room a second distribution corridor of approximately 5.2 m<sup>2</sup> with access to the attic by a miller's ladder and tiled floor.

- a bedroom of approximately 13.3 m<sup>2</sup> with tiled floor, a French window to the terrace.

- a bedroom of approximately 12.8 m<sup>2</sup> with tiled floor.

- a bedroom of approximately 10.8 m<sup>2</sup> with a French window, tiled floor and a skylight.

- a storage room of approximately 3 m<sup>2</sup>.

- a bathroom of 10 m<sup>2</sup> with shower, sink, bath and toilet, tiled floor and earthenware walls.

At the back of the house, an adjoining garage.

Additional information:

- Wooden joinery with single glazing for the old part and double glazing PVC for the extension. Wooden shutters.

- Wood heating (wood stove in the living room).

- Sanitation by septic tank not compliant.

Outside:

- A 5mX 8m chlorine swimming pool with a pool house.

- A garden of approximately 5630m<sup>2</sup> with a superb view of the surrounding countryside.

