



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7598

• House - Villeréal •

Villeréal Centre

*Nouveauté
À vendre*

299 000€ FAI

Maison Ancienne - 128 m2

**ENTIÈREMENT
REFAITE À NEUF**

Vente confidentielle

Contactez-nous pour visiter,
demandez la "Vente confidentielle"

maxime@valadie-immobilier.com - 0678554401

Villeréal Centre

Proche de la halle

Extérieur de 40 m2

Pompe à Chaleur

Cuisine équipée

3 Chambres

Poêle à bois possible



DETAILS

Land surface: 40 m²

Number of bedrooms: 3

Number of levels: 1

Type of heating: pompe à chaleur

Drainage/sewage: Everything in the sewer

Swimming pool: No

Ground floor living: No

Work needed: No work

Fireplace: No

Built: Not specified

Logement économe

≤ 50 A

51 à 90 B

91 à 150 C

151 à 230 D

231 à 330 E

331 à 450 F

> 450 G

Logement énergivore

DPE en cours

Located a stone's throw from the market hall, offering a bright living room, a fitted kitchen, three spacious bedrooms including a master suite, and an intimate 40 m² courtyard with a sheltered area.

128 m² living

40 m²

- Villeréal -

17 place de la Halle

47210 Villeréal

Tel : 05 53 36 08 27

villereal@valadie-immobilier.com

Price fees included

299 000 €

Agency fees: 3,1 % VAT included*

Price without fees: 290 000 €

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



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• Description ref n°7598 •

Discover this old village house, completely renovated, perfectly decorated and ideally located a few steps from the central market hall of Villeréal. Offering a living area of 128 m² on two levels, it is just waiting for you and your suitcases!

On the ground floor, you will be seduced by a bright living/dining room of 38 m², a fitted kitchen of 11.5 m², a functional shower room/laundry room of 8.7 m² and a landing of 6 m². The first floor, accessible by a beautiful oak staircase, has a landing of 3 m², three bedrooms: a first of 12.6 m², a second of 14.6 m², and a spacious master suite of 33 m² including a shower room of 8.6 m² and a dressing room of 4.4 m².

Outside, you will enjoy a warm courtyard of 40 m² not overlooked with an exotic wood floor, of which 12 m² are sheltered for moments of relaxation in all seasons.

In terms of comfort, the house is equipped with a modern heat pump, with the possibility of adding a wood stove for an even warmer atmosphere.

This house combines the charm of the old and modern comfort, located in a quiet environment while being close to amenities.

Contact us now to find out more about this confidential sale