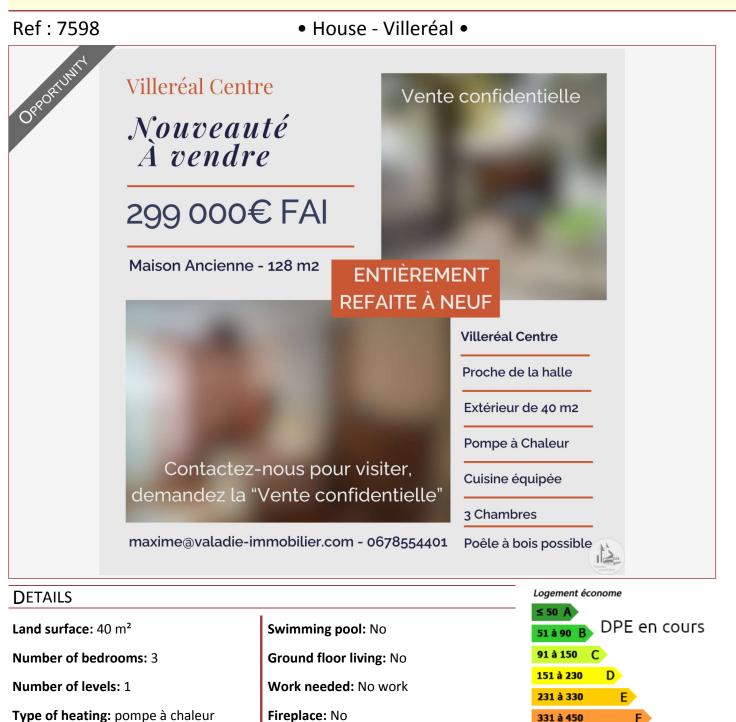
Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960



Fireplace: No Built: Not specified

## > 450 Logement énergivore

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 m<sup>2</sup> courtyard with a sheltered area.

128 m<sup>2</sup> living

**Drainage/sewage:** Everything in the sewer

40 m<sup>2</sup>

Non-binding document

- 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 co

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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 m<sup>2</sup> 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  $38 \text{ m}^2$ , a fitted kitchen of  $11.5 \text{ m}^2$ , a functional shower room/laundry room of  $8.7 \text{ m}^2$  and a landing of  $6 \text{ m}^2$ . The first floor, accessible by a beautiful oak staircase, has a landing of  $3 \text{ m}^2$ , three bedrooms: a first of  $12.6 \text{ m}^2$ , a second of  $14.6 \text{ m}^2$ , and a spacious master suite of  $33 \text{ m}^2$  including a shower room of  $8.6 \text{ m}^2$  and a dressing room of  $4.4 \text{ m}^2$ .

Outside, you will enjoy a warm courtyard of 40 m<sup>2</sup> not overlooked with an exotic wood floor, of which 12 m<sup>2</sup> 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