



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7617

• House - Villeréal •



DETAILS

Land surface: 340 m²

Number of bedrooms: 3

Number of levels: 1

Type of heating: Climatisation réversible

Drainage/sewage: Everything in the sewer

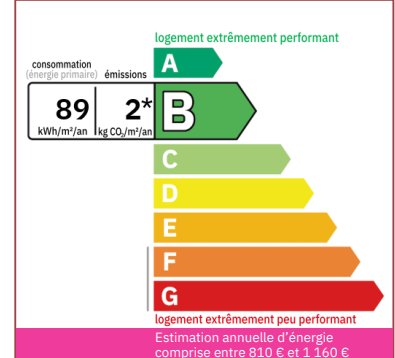
Swimming pool: Yes

Ground floor living: Yes

Work needed: No work

Fireplace: Yes closed hearth

Built: 2022



This house in the village of Villeréal completely restored in 2022 with taste, quality services, comfortable and very bright. A pretty landscaped garden with a swimming pool in the center. On foot from all services and amenities.

132 m² living

340 m²

- Villeréal -

17 place de la Halle

47210 Villeréal

Tel : 05 53 36 08 27

villereal@valadie-immobilier.com

Price fees included

402 800 €

Agency fees: 6 % VAT included*

Price without fees: 380 000 €

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



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• Description ref n°7617 •

Beautiful location for this village house completely restored in 2022 and under ten-year guarantee. The interior and exterior services are of high quality, natural light penetrates into all rooms, with a comfortable living space of approximately 132 m².

Living is possible on one level with its master suite on the ground floor.

The house includes:

- A living/dining room/kitchen of approximately 61 m², imitation wood tiled floor, a pellet stove (Déville), two bay windows overlooking the garden.

A fully equipped kitchen with a sink, a built-in oven and microwave, an induction hob with integrated hood (Tesla), an integrated dishwasher. Fitted with high and low cupboards with a central island.

- A vestibule of approximately 2.5 m², tiled floor, with a separate toilet of approximately 1.3 m², vmc, tiled floor.

- A bedroom of approximately 18 m², solid parquet flooring, ceiling fan. An ensuite bathroom of approximately 4.4 m², tiled floor, earthenware imitation wood tiles, walk-in shower, vanity sink, towel dryer, vmc.

Upstairs, accessible with a staircase from the living room:

- A landing/office space of approximately 9.2 m², solid parquet flooring,

- A bedroom of approximately 14.2 m², solid parquet flooring, cupboards.

- A bedroom of approximately 14.1 m², solid parquet flooring and cupboards.

- A bathroom of approximately 5.5 m², a walk-in shower, double vanity sink, a heated towel rail, VMC, tiled floor and earthenware.

- A separate toilet of approximately 1.6 m², vmc, tiled floor.

- A technical room space in the attic.

A garage/laundry room of approximately 24 m², tiled floor, electric gate for access by car.

Informative elements:

- Central heating by reversible air conditioning.

- Triple-glazed and anti-UV aluminum joinery, rolling shutters.

- Attic insulation with rock wool, also good sound insulation.

- Double flow VMC.

