



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7675

• House - Villeréal •



DETAILS

Land surface: 7478 m²

Number of bedrooms: 4

Number of levels: 1

Type of heating: PAC

Drainage/sewage: Septic tank

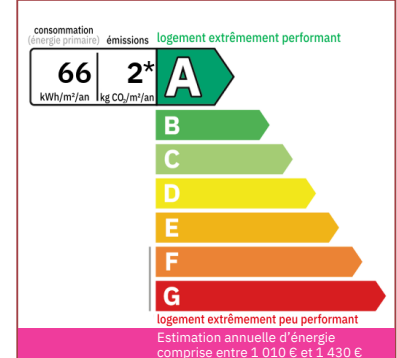
Swimming pool: No

Ground floor living: Yes

Work needed: Finitions / Décoration

Fireplace: No

Built: Not specified



Old house completely restored between 2022 and 2023 with a living area of approximately 225 m². At the end of a private driveway, quiet. Beautiful volumes, bright house. Land of approximately 7300 m².

222 m² living

7 478 m²

- Villeréal -

17 place de la Halle

47210 Villeréal

Tel : 05 53 36 08 27

villereal@valadie-immobilier.com

Price fees included

307 400 €

Agency fees: 6 % VAT included*

Price without fees: 290 000 €

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



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

• Description ref n°7675 •

A stone house with a living area of approximately 225 m², comprising:

- An entrance of approximately 4 m², tiled floor.
- A storeroom of approximately 8.6 m², parquet floor.
- A kitchen of approximately 22 m², tiled floor, sink on a central island, low cupboards. A French window to the outside.
- A living room of approximately 51 m², tiled floor, stone walls, a large rounded French window.
- A distribution hall of approximately 19 m², a wooden staircase leading to the upper floor.
- A separate toilet of approximately 1.75 m², tiled floor, earthenware walls.
- A bedroom of approximately 12.5 m², parquet floor, an electric radiator.
- A bathroom of approximately 17.1 m², tiled floor, earthenware at the level of the Italian shower, a washbasin on a unit. (possibility of putting a bathtub).
- A master suite of approximately 24 m² with a bedroom area of approximately 17.3 m² with a bay window, a dressing room of approximately 4.6 m² and a bathroom of approximately 2.4 m².

Upstairs (which will be finished for future buyers):

- A mezzanine of approximately 18.2 m²
- A toilet provided at the mezzanine level.
- 2 bedrooms of 20 m² each on the ground, attic ceiling with a skylight.

Information elements:

- Electricity redone
- Heating by a heat pump with a floor in the living room, 3 splits, one in the kitchen, 2 upstairs.
- Thermodynamic water heater
- Hydro-regulated CMV.
- Aluminum joinery with safety glass, wooden shutter on some openings.
- Drainage around the house
- Property tax of €365
- Sanitation compliant.

Outside:

- A pond
- A canopy adjoining the house of approximately 32 m².
- A well

