



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7675

• House - Villeréal •



## DETAILS

**Land surface:** 7478 m<sup>2</sup>

**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:** 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

Old house completely restored between 2022 and 2023 with a living area of approximately 225 m<sup>2</sup>. At the end of a private driveway, quiet. Beautiful volumes, bright house. Land of approximately 7300 m<sup>2</sup>.

222 m<sup>2</sup> living

7 478 m<sup>2</sup>

- Villeréal -

17 place de la Halle

47210 Villeréal

Tel : 05 53 36 08 27

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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



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## • Description ref n°7675 •

A stone house with a living area of approximately 225 m<sup>2</sup>, comprising:

- An entrance of approximately 4 m<sup>2</sup>, tiled floor.
- A storeroom of approximately 8.6 m<sup>2</sup>, parquet floor.
- A kitchen of approximately 22 m<sup>2</sup>, tiled floor, sink on a central island, low cupboards. A French window to the outside.
- A living room of approximately 51 m<sup>2</sup>, tiled floor, stone walls, a large rounded French window.
- A distribution hall of approximately 19 m<sup>2</sup>, a wooden staircase leading to the upper floor.
- A separate toilet of approximately 1.75 m<sup>2</sup>, tiled floor, earthenware walls.
- A bedroom of approximately 12.5 m<sup>2</sup>, parquet floor, an electric radiator.
- A bathroom of approximately 17.1 m<sup>2</sup>, 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 m<sup>2</sup> with a bedroom area of approximately 17.3 m<sup>2</sup> with a bay window, a dressing room of approximately 4.6 m<sup>2</sup> and a bathroom of approximately 2.4 m<sup>2</sup>.

Upstairs (which will be finished for future buyers):

- A mezzanine of approximately 18.2 m<sup>2</sup>
- A toilet provided at the mezzanine level.
- 2 bedrooms of 20 m<sup>2</sup> 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 m<sup>2</sup>.
- A well

