



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7683

• House - Villeréal •



## DETAILS

**Land surface:** 1 ha

**Number of bedrooms:** 3

**Number of levels:** 0

**Type of heating:** Wood + Electric

**Drainage/sewage:** Septic tank

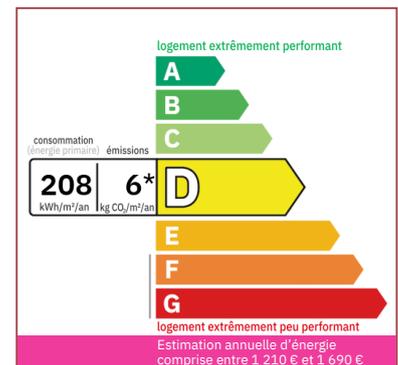
**Swimming pool:** Yes

**Ground floor living:** Yes

**Work needed:** No work

**Fireplace:** Yes closed hearth

**Built:** 1990



A few minutes from Villeréal, a main house with a habitable annex on a pretty wooded plot with an incredible view! The whole has a swimming pool and beautiful outdoor spaces.

130 m<sup>2</sup> living

10 000 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

530 000 €

Agency fees: 6 % VAT included\*

Price without fees: 500 000 €

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



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## • Description ref n°7683 •

A main house from the 1990s, completely restored with taste and country charm, bohemian-chic atmosphere with all comforts. A living area of approximately 116 m<sup>2</sup> including:

- An entrance into a living room of approximately 60 m<sup>2</sup> with a dining room, open to the fitted and equipped kitchen, and a lounge with a wood stove. Several openings enjoying the view of the surrounding countryside.
- A master bedroom of approximately 17.2 m<sup>2</sup> with a French window onto a small terrace. A shower room of approximately 8.2 m<sup>2</sup>, a walk-in shower with 2 showers, a double sink and a toilet.
- A hallway of approximately 6.2 m<sup>2</sup> with a shower room area with a shower, a sink and a toilet area.
- 2 bedrooms of approximately 12.7 m<sup>2</sup> and 12.3 m<sup>2</sup>.
- A storeroom adjoining the house of approximately 12 m<sup>2</sup>.
- A large terrace facing South-West to enjoy the superb sunsets.

Information elements:

- The floors are in painted concrete.
- Vmc system in all the bathrooms and kitchen.
- Wooden joinery with double glazing and wooden shutters.
- Electricity up to standards.
- Glass wool insulation in the attic and in the walls with insulated plates.
- Sanitation by septic tank compliant.

A habitable annex of approximately 52 m<sup>2</sup> in stone restored in the 2018s comprising:

- A living room with a kitchen open to the living room and the dining room (approx. 36 m<sup>2</sup>), a bedroom (approx. 7.6m<sup>2</sup>) and a bathroom (approx. 8.5 m<sup>2</sup>). An adjoining garage (approx. 12.2 m<sup>2</sup>).

An intimate patio on the outside.

Wooden joinery with single glazing.

Insulated walls but not the attic.

An independent septic tank up to standard.

Outside:

- A 9m X 3m salt pool, 1.3m deep, liner (a new liner will be installed), with terrace around.
- Garden of approximately 1 hectare delimited by the surveyor.

This complex is now put up for seasonal rental and

