



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7921

• House - Villeréal •



DETAILS

Land surface: 21729 m²

Number of bedrooms: 3

Number of levels: 1

Type of heating: Gas

Drainage/sewage: Septic tank

Swimming pool: No

Ground floor living: No

Work needed: Finitions / Décoration

Fireplace: Yes closed hearth

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

10 minutes from Villeréal and its shops, in a rural setting, comfortable house from 2007 with land of more than 2 hectares, ideal for horses and benefiting from a splendid dominant view and absolute calm.

146 m² living

21 729 m²

- Villeréal -

17 place de la Halle

47210 Villeréal

Tel : 05 53 36 08 27

villereal@valadie-immobilier.com

Price fees included

339 200 €

Agency fees: 6 % VAT included*

Price without fees: 320 000 €

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



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Traditional house built in 2007 with a basement, comprising:

A large entrance hall (8.9 m²) leads, on one side, to a fully equipped kitchen (18 m²) with an oven, hob, and extractor hood. Five steps provide access to a bright living room (42 m²) with a wood-burning stove and sliding door opening onto a terrace and a view.

And on the other side: a sleeping area: an entrance hall (3.7 m²), two bedrooms (15 and 9.5 m²), a bathroom of approximately 5.9 m² (sink, bathtub, toilet), and a toilet (1.9 m²) with a washbasin.

A terrace (with magnificent countryside views) is accessible from the kitchen and living room.

Upstairs: office (approximately 4 m²), master bedroom (19.6 m²) with private bathroom (9.5 m²) (sink, shower, bathtub, and toilet), a room to be converted into a dressing room (3.9 m²), gallery (3.5 m²), and attic.

Gas underfloor heating (Viessmann boiler). Double-glazed wooden windows.

Basement: laundry/boiler room, cellar, large room (without exterior access), shower room (sink, shower, toilet), and double garage.

Former stables/cowsheds.

Property tax: €1,174

