



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7946

• House - Villeréal •



## DETAILS

**Land surface:** 15895 m<sup>2</sup>

**Number of bedrooms:** 1

**Number of levels:** 0

**Type of heating:** Climatisation réversible et convecteurs électriques

**Drainage/sewage:** Septic tank

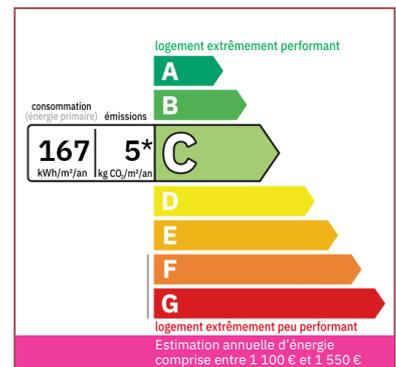
**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** Finitions / Décoration

**Fireplace:** Yes closed hearth

**Built:** Not specified



Located 5 minutes from the bustling fortified town of Villeréal, this property enjoys an attractive location: peaceful yet not isolated. The house is designed for people with reduced mobility. The 1.5-hectare grounds are comfortable

80 m<sup>2</sup> living

15 895 m<sup>2</sup>

- Villeréal -

17 place de la Halle

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Price fees included

169 595 €

Agency fees: 7 % VAT included\*

Price without fees: 158 500 €

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



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## • Description ref n°7946 •

A single-story house (with a 2007 extension) offering approximately 80 m<sup>2</sup> of living space: entrance/laundry room (22.4 m<sup>2</sup>), living room (31 m<sup>2</sup>) with kitchen, fireplace, and built-in cupboard.

The living room fireplace has a double opening (interior and exterior), allowing it to be used as a fireplace from the living room and as a barbecue from the tiled terrace.

From the living room, there is direct access to a spacious bedroom with its own bathroom (toilet, shower, bidet).

A separate chalet with a fitted veranda (approximately 40 m<sup>2</sup> in total) comprising: a living room with kitchenette, a bathroom (sink, walk-in shower, toilet), and a covered terrace.

Double-glazed PVC (front door) and aluminum (veranda) windows. A covered walkway provides access between the house and the chalet (which are approximately 10 meters apart).

Both the house and the chalet are equipped with reversible air conditioning, double-glazed windows (some aluminum and some PVC), and electric roller shutters. The house also has electric convectors.

The outbuildings attached to the house are divided into three sections: two adjoining workshops (48 m<sup>2</sup> and 28.5 m<sup>2</sup>) and a closed shed (108.5 m<sup>2</sup>). The floor is concrete. All sections have openings with windows or gates.

The approximately 1.5-hectare property is wooded around the buildings. There is a pond near the chalet (for rainwater harvesting).

