

## 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

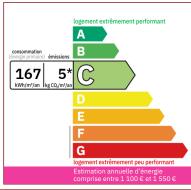
Swimming pool: No

Ground floor living: Yes

Work needed: Finitions / Décoration

Fireplace: Yes closed hearth

**Built:** Not specified



Just 5 minutes from the bustling fortified town of Villeréal, this property boasts an attractive location: quiet and not isolated. The property is designed for people with reduced mobility. The 1.5-hectare plot of land is ideal for horses.

80 m<sup>2</sup> living

15 895 m<sup>2</sup>

- Villeréal -17 place de la Halle 47210 Villeréal

Tel: 05 53 36 08 27 villereal@valadie-immobilier.com

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

Non-binding document



## Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

## • Description ref n°7946 •

Residential house (with a 2007 extension) with a living area of approximately 80 m², all on one level: entrance/laundry room (22.4 m²), living room (31 m²) with kitchen, fireplace, and closet.

The fireplace in the living room has a double opening (inside and out), 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 bathroom (toilet, shower, bidet).

Detached chalet with a furnished veranda (approximately 40 m² in total) comprising: living room with kitchenette, bathroom (sink, walk-in shower, toilet), and covered terrace.

PVC joinery (front door) and aluminum (veranda), double glazing. A covered passageway 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 others PVC), and electric roller shutters. The house also has electric convectors.

The "shed" area adjoining the house is divided into three sections: two adjoining workshops (48 m² and 28.5 m²) and a closed shed (108.5 m²). The floor is cemented. All have openings with windows or gates.

The approximately 1.5-hectare plot of land is planted with trees around the buildings. There is a pond near the chalet (rainwater harvesting).









