Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8080 • House - Villeréal •



DETAILS

Land surface: 26218 m²

Number of bedrooms: 4

Number of levels: 0

Type of heating: Wood + Electric

Drainage/sewage: Septic tank

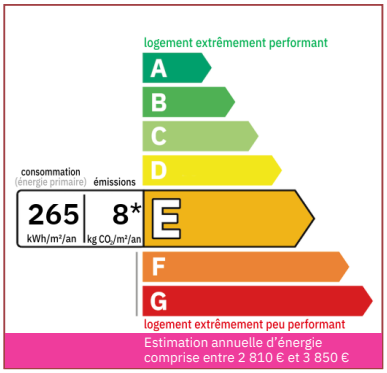
Swimming pool: Yes

Ground floor living: Yes

Work needed: Finitions / Décoration

Fireplace: Yes open hearth

Built: 1972



10 minutes from Villeréal and its shops, comfortable single-story house perched on the hillside, offering a peaceful setting, extensive views and a non-isolated location.

145 m² living

26 218 m²

Non-binding document

- Villeréal -
17 place de la Halle
47210 Villeréal
Tel : 05 53 36 08 27
villereal@valadie-immobilier.com

Price fees included

254 400 €

Agency fees: 6 % VAT included*
Price without fees: 240 000 €

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

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• Description ref n°8080 •

Traditional house, built in 1972, with approximately 145 m² of living space, all on one level, comprising: a fitted kitchen of approximately 14.4 m² (integrated hob, extractor hood, oven, and refrigerator), a utility room/laundry room (8.3 m²), a dining room/living room (40.2 m²) with an insert fireplace, a hallway (16.9 m²), a master bedroom (11.3 m²) with a dressing area (5.8 m²) and a bathroom (5.5 m²) with a sink, shower, and toilet. The hallway also provides access to three other bedrooms with closets (11.8 m²; 11.1 m² and 11.4 m²) and a second bathroom (4.9 m²) with a sink, shower, and toilet, and a laundry room (3.3 m²).
Individual sanitation system with no defects.

Garage/Workshop (36.2 m²) attached to the house with staircase access to the attic. 2 wooden sheds on a concrete slab. Lean-to (34.6 m²) attached to the garage.

Landscaped and wooded grounds surround the house, extending to the rear of the neighboring house.
Covered tiled terrace.
Chlorine-treated swimming pool (not used in recent years; currently being renovated) with pool ho

