



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8080

• House - Villeréal •



## DETAILS

**Land surface:** 26218 m<sup>2</sup>

**Number of bedrooms:** 4

**Number of levels:** 0

**Type of heating:** Wood + Electric

**Drainage/sewage:** Septic tank

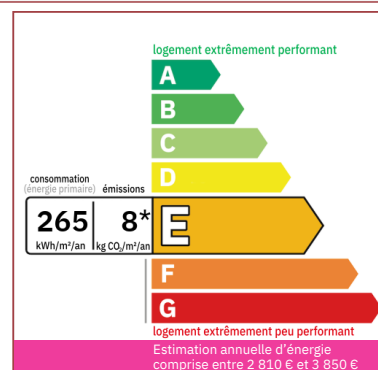
**Swimming pool:** Yes

**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 m<sup>2</sup> living

26 218 m<sup>2</sup>

- Villeréal -

17 place de la Halle

47210 Villeréal

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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





# Agence Immobilière Valadié

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## • Description ref n°8080 •

Traditional house, built in 1972, with approximately 145 m<sup>2</sup> of living space, all on one level, comprising: a fitted kitchen of approximately 14.4 m<sup>2</sup> (hob, extractor hood, oven, and integrated refrigerator), a utility room/laundry room (8.3 m<sup>2</sup>), a dining room/living room (40.2 m<sup>2</sup>) with an insert fireplace, a hallway (16.9 m<sup>2</sup>), a master bedroom (11.3 m<sup>2</sup>) with a dressing area (5.8 m<sup>2</sup>) and a bathroom (5.5 m<sup>2</sup>) with a sink, shower, and toilet. The hallway also provides access to three other bedrooms with closets (11.8 m<sup>2</sup>; 11.1 m<sup>2</sup> and 11.4 m<sup>2</sup>) and a second bathroom (4.9 m<sup>2</sup>) with a sink, shower, and toilet, and a laundry room (3.3 m<sup>2</sup>).

Garage/Workshop (36.2 m<sup>2</sup>) adjoining the house with access via Staircase to the attic. 2 wooden sheds on a concrete slab. Lean-to (34.6 m<sup>2</sup>) adjoining 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; renovations are required) with pool house/technical room.

