



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8176

• House - Villeréal •



## DETAILS

**Land surface:** 9784 m<sup>2</sup>

**Number of bedrooms:** 4

**Number of levels:** 1

**Type of heating:** Wood + Electric

**Drainage/sewage:** Septic tank

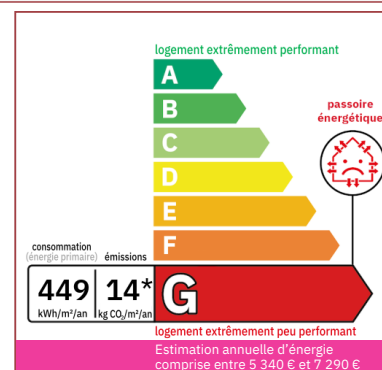
**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** Yes closed hearth

**Built:** 1978



Just a few minutes from Villereal, charming family house of 170 m<sup>2</sup> with four bedrooms (possible five), two bathrooms and outbuildings on a plot of almost one hectare.

173 m<sup>2</sup> living

9 784 m<sup>2</sup>

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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





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## • Description ref n°8176 •

House built in 1978, approximately 170 m<sup>2</sup> (1,760 sq ft) with outbuildings on a plot of 9,784 m<sup>2</sup> (9,784 sq ft).

The house comprises:

On the ground floor, a main living/dining room with a wood-burning stove, a kitchen with a utility room, a bedroom, a landing leading to a bathroom with a double sink and toilet, a second separate toilet with a sink, and finally a storage room (which could be used as the fifth bedroom).

Upstairs, a landing provides access to three bedrooms and a bathroom with a toilet.

The outbuildings comprise:

A two-story dovecote, a lean-to, and a shed.

Outside the house, two sheltered terraces provide access to a courtyard and then to a landscaped garden featuring a 10m x 5m chlorine-treated swimming pool secured by a fence and a roller shutter, as well as its technical room.

The window frames are double-glazed. The sanitation system is a functioning septic tank.

The heating system is electric.

