Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8207

• House - Villeréal •



DETAILS

Land surface: 3824 m²

Number of bedrooms: 5

Number of levels: 1

Type of heating: Fuel oil

Drainage/sewage: Septic tank

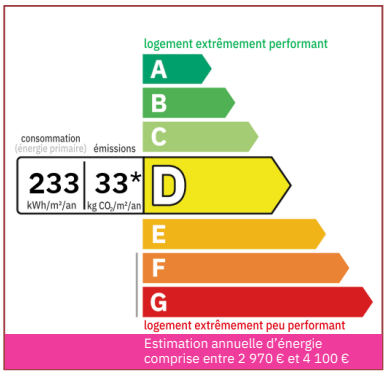
Swimming pool: Yes

Ground floor living: No

Work needed: Finitions / Décoration

Fireplace: Yes closed hearth

Built: 1850



Villeréal area, family house of approximately 140 m2 with 70 m2 of outbuildings (possibility of creating a gîte) and 18x6m swimming pool on a plot of almost 4000 m2

140 m² living

3 824 m²

Non-binding document

Thibaut Pricaz
Agent commercial
Tel : 06 15 61 55 37
https://valadie-immobilier.com
thibaut@valadie-immobilier.com

Price fees included

299 000 €

Agency fees: 6 % VAT included*
Price without fees: 282 100 €

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

Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

• Description ref n°8207 •

House built in 1988, approximately 140 m² (1,540 sq ft) with outbuildings, on a 3,824 m² (3,824 sq ft) plot with a swimming pool. The house, mainly on one level, comprises:

On the ground floor: a main room of approximately 50 m² (530 sq ft) with a fully equipped marble kitchen opening onto the living and dining room with a wood-burning fireplace, four bedrooms, a bathroom with a double sink, toilet, and heated towel rail, and a second separate toilet with a sink.

Upstairs: a fifth bedroom with a balcony and a converted attic. Adjacent to the house is an outbuilding of approximately 70 m² (740 sq ft) with four rooms including a laundry room, a workshop, a double garage, and a convertible storage room.

A cellar is located in the basement.

Outside: two terraces on either side of the house lead to a landscaped garden with an 18m x 6m (60 sq ft) chlorine-treated infinity pool.

The sanitation system is individual, with a functional septic tank.

The heating system is oil-fired and electric. The frames ar











