



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8430

• House - Villeréal •



## DETAILS

**Land surface:** 6620 m<sup>2</sup>

**Number of bedrooms:** 4

**Number of levels:** 2

**Type of heating:** Wood + Electric

**Drainage/sewage:** Septic tank

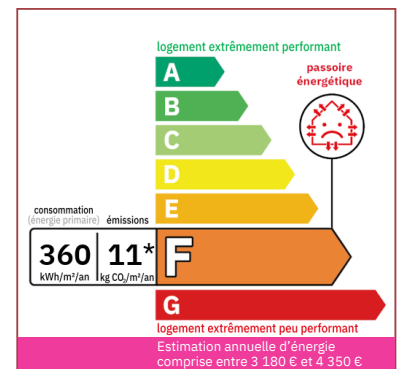
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Second work

**Fireplace:** Yes closed hearth

**Built:** Not specified



Charming family home close to shops, combining comfort and authenticity, offering 4 bedrooms, 3 bathrooms, convertible attic, garages and garden with outbuilding.

140 m<sup>2</sup> living

6 620 m<sup>2</sup>

- Castillonès -

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Price fees included

302 100 €

Agency fees: 6 % VAT included\*

Price without fees: 285 000 €

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



# Agence Immobilière Valadié

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## • Description ref n°8430 •

On the outskirts of Villeréal, listed among the most beautiful villages in France, lies a charming house where modern comfort and authenticity blend perfectly.

Upon entering, the hall (12.9 sq m) opens onto a bright living room (19.3 sq m) with an inset fireplace. Adjacent to this is the fully equipped kitchen (approximately 15 sq m) – with oven, hob, and refrigerator – offering a true living space, ideal for sharing meals with family thanks to its inviting dining area.

The ground floor also includes two bedrooms:

🚹 The first (approximately 8 sq m), with built-in wardrobes, has an en-suite bathroom and toilet.

🚹 The second (18.6 sq m), designed with accessibility in mind, features a shower room adapted for people with reduced mobility, complete with a toilet.

Upstairs, a landing leads to two new bedrooms (19.5 and 19.7 sq m) bathed in light, a shower room, and a separate toilet.

The second floor features a spacious attic (approximately 56 sq m), ready to be converted to suit your needs.

Outside, the charm continues:

Two wells, two garages, a bright room with a bay window ideal for a workshop or a large living space, a functional laundry room, an electric lawnmower, and even a garden shed complete this meticulously maintained property.

With its secluded, wooded grounds and paved driveway, this house is located just a few minutes' walk from the lively heart of Villeréal and its traditional markets.

A wonderful opportunity for those who dream of a warm and welcoming lifestyle, nestled between the countryside and a charming village.

