



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8533

• House - Villeréal •

OPPORTUNITY



## DETAILS

**Land surface:** 6600 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 0

**Type of heating:** Fuel oil

**Drainage/sewage:** Septic tank

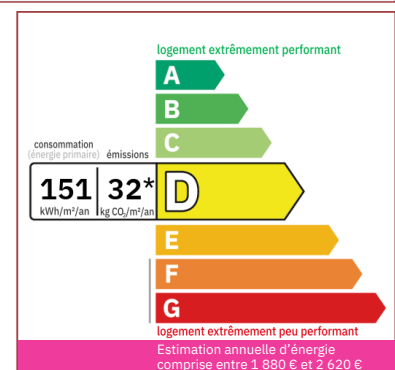
**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** Finitions / Décoration

**Fireplace:** Yes closed hearth

**Built:** 2006



In the Villereal/Monflanquin area, atop a small hill offering a 360° view, a charming contemporary house of approximately 220 m<sup>2</sup> with three bedrooms (possibility of four) and a double garage on over 6600 m<sup>2</sup>. A real gem.

122 m<sup>2</sup> living

6 600 m<sup>2</sup>

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Price fees included

212 000 €

Agency fees: 6 % VAT included\*  
Price without fees: 200 000 €

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



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## • Description ref n°8533 •

Single-story house built in 2006 on a 6,640 m<sup>2</sup> plot.

The approximately 122 m<sup>2</sup> house comprises:

A main room with an open-plan fitted kitchen leading to a living/dining room with a wood-burning stove, three bedrooms, an office, a bathroom with a bathtub, shower, and double vanity, and a separate toilet with a sink.

Adjoining the house is a large storage room with a boiler room and a closed carport for two vehicles.

Outside, several terraces lead to a courtyard with parking and then to a wooded park with two garden sheds.

The windows and doors are double-glazed PVC.

The heating system is oil-fired.

