



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8563

• House - Villeréal •



DETAILS

Land surface: 4999 m²

Number of bedrooms: 5

Number of levels: 1

Type of heating: Wood

Drainage/sewage: Septic tank

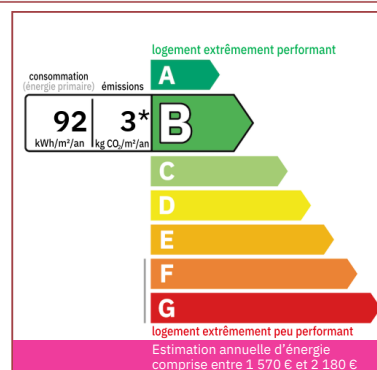
Swimming pool: No

Ground floor living: Yes

Work needed: No work

Fireplace: Yes closed hearth

Built: 2007



A contemporary house renovated in recent years, bright and comfortable. 5 bedrooms and 3 bathrooms. Lovely countryside views, dominant position. No close neighbors.

223 m² living

4 999 m²

- Villeréal -

17 place de la Halle

47210 Villeréal

Tel : 05 53 36 08 27

villereal@valadie-immobilier.com

Price fees included

475 000 €

Agency fees: 5 % VAT included*

Price without fees: 452 380 €

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



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

• Description ref n°8563 •

The house offers approximately 223 m² of living space, including:

On the ground floor:

- An entrance hall leading to a kitchen of approximately 27.15 m², with travertine flooring and a French window opening onto the south-facing terrace. The kitchen is fitted with upper and lower cupboards and is equipped with a wood-burning stove, induction hob, extractor hood, and sink.

- A laundry/pantry of approximately 7 m² with a sink.

- A dining room of approximately 27.4 m², with travertine flooring and a bay window opening onto the north-facing terrace.

- An entrance hall of approximately 7.2 m², with stairs leading upstairs, and a separate toilet under the stairs.

- A living room of approximately 27.5 m², with parquet flooring, a French window, and a wood-burning stove.

- A hallway of approximately 10 m², with travertine flooring.

- A bedroom of approximately 15.5 m², laminate flooring on the basement, and a French window opening onto the garden.

A bathroom of approximately 2.5 m², tiled floor, tiled walls, washbasin, toilet, and shower.

- A bedroom of approximately 15.2 m², parquet flooring, and an ensuite bathroom of approximately 2.9 m², tiled flooring, sink, shower, and toilet.

- A bedroom/office of approximately 19.7 m², solid pine parquet flooring, a French window opening onto the exterior, and a skylight. A sauna room of approximately 3 m² with a sauna and sink (Sauna does not remain).

- A bedroom of approximately 20.3 m², laminate flooring.

From the hallway, a door leading outside provides independent access to this bedroom.

Upstairs:

- A landing of approximately 7.5 m², laminate flooring (access to the attic via a trapdoor with a miller's ladder).

- A bedroom of approximately 25.6 m², laminate flooring.

A bathroom of approximately 4 m², with a toilet, sink, shower stall, and ventilation.

- A garage of approximately 45 m², with two carports, cement floor.



Additional features: