



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8604

• House - Villeréal •



## DETAILS

**Land surface:** 1302 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 0

**Type of heating:** Pac

**Drainage/sewage:** Everything in the sewer

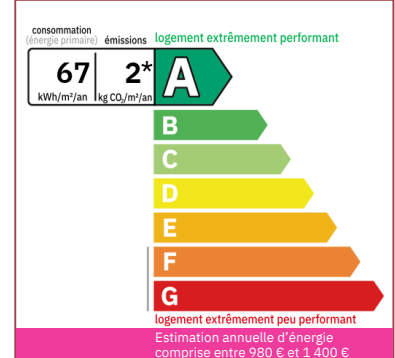
**Swimming pool:** Yes

**Ground floor living:** Yes

**Work needed:** No work

**Fireplace:** Yes closed hearth

**Built:** 2020



A single-story house built in 2020 in a residential area with unobstructed views of the countryside. 3 bedrooms, 2 bathrooms, a garage. An above-ground swimming pool.

106 m<sup>2</sup> living

1 302 m<sup>2</sup>

- Villeréal -

17 place de la Halle

47210 Villeréal

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Price fees included

265 000 €

Agency fees: 6 % VAT included\*

Price without fees: 250 000 €

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



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## • Description ref n°8604 •

A single-story house with approximately 106 m<sup>2</sup> of living space, comprising:

- An entrance hall of approximately 2.5 m<sup>2</sup>, tiled floor, built-in wardrobes.

- A living room of approximately 32.9 m<sup>2</sup> with a kitchen area of approximately 16.3 m<sup>2</sup>. Tiled floor, two French doors, a pellet stove. Access to the south-facing terrace.

A fitted kitchen with upper and lower cabinets and a sink, equipped with an oven, integrated dishwasher, extractor hood, and induction hob.

Off the kitchen:

- A hallway of approximately 1.6 m<sup>2</sup>, tiled floor.

- A bedroom of approximately 10.2 m<sup>2</sup>, laminate flooring with sliding wardrobes.

- A separate WC of approximately 2.6 m<sup>2</sup>, with a bidet, a window, and laminate flooring.

- A bathroom of approximately 6 m<sup>2</sup>, with parquet flooring, a sink, a towel warmer, a window, and a walk-in shower.

- A pantry of approximately 4.6 m<sup>2</sup>, with a sliding wardrobe.

Living area:

- A hallway of approximately 1.6 m<sup>2</sup>, with tiled flooring.

- A bathroom of approximately 7.2 m<sup>2</sup> with a walk-in shower, a sink, a towel warmer, laminate flooring, and a guest toilet accessible from the entrance, with a window.

- A bedroom of approximately 9.70 m<sup>2</sup>, with built-in wardrobes and laminate flooring.

- A bedroom of approximately 10.9 m<sup>2</sup>, with built-in wardrobes and laminate flooring.

Additional information:

- Air conditioning with radiators

