Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8721 • House - Villeréal •



DETAILS

Land surface: 14940 m²

Number of bedrooms: 8

Number of levels: 1

Type of heating: Wood + Electric

Drainage/sewage: Septic tank

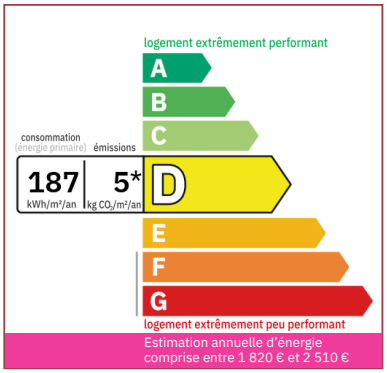
Swimming pool: Yes

Ground floor living: No

Work needed: No work

Fireplace: Yes closed hearth

Built: 2009



A set of two wooden houses, built in 2009 in the style of a tobacco drying barn. Ideal for a rental investment or a family purchase. Shared swimming pool on a plot of over one hectare.

270 m² living

14 940 m²

Non-binding document

- Villeréal -
17 place de la Halle
47210 Villeréal
Tel : 05 53 36 08 27
villereal@valadie-immobilier.com

Price fees included

560 000 €

Agency fees: 5,3 % VAT included*
Price without fees: 532 000 €

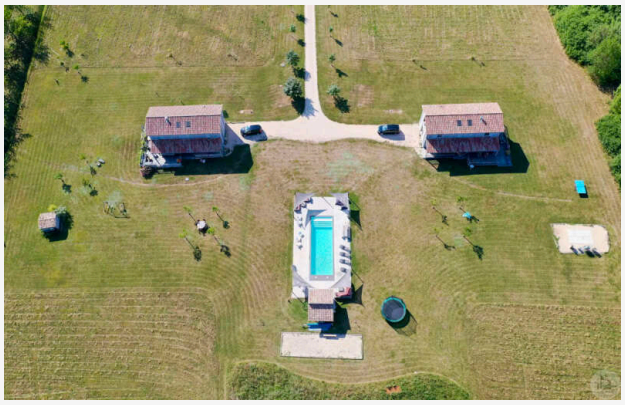
*The agency fees are entirely at the cost of the purchaser

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• Description ref n°8721 •

Two wooden houses built in 2009 by a local craftsman, each with approximately 135 m² of living space, very bright and comfortable. The interior layout is identical, as follows: (some decorative elements differ from one house to the other).



Ground floor:
- A large open-plan living/dining room/kitchen of approximately 66 m², with parquet flooring, a wood-burning stove, a fitted kitchen with a central island, a range cooker, an extractor hood, and two large French doors.



- A pantry with a toilet and parquet flooring.
- A boiler room with the water heater, electrical panel, and a door to the outside.

Upstairs: (accessible via a metal staircase)

- A gallery of approximately 14 m², with parquet flooring.



- Two bedrooms of approximately 9 and 13.4 m² on one side, each with a shower room (shower, double sink, toilet, tiled floor).

- Two bedrooms of approximately 10.6 and 9.02 m² on the other, each with a bathroom (bathtub, sink, towel warmer, tiled floor).

Comfort features:

- Electric radiator heating.



- Built-in wardrobes in all bedrooms.

- Septic tank drainage.

A large covered terrace for each house (14m x 4m).

A shared 11m x 4m chlorine swimming pool for both houses, with a concrete slab surrounding it and a fence.

1.49 hectares of land with a pool house and two barbecue areas.