



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8721

• House - Villeréal •



## DETAILS

**Land surface:** 14940 m<sup>2</sup>

**Number of bedrooms:** 8

**Number of levels:** 1

**Type of heating:** Wood + Electric

**Drainage/sewage:** Septic tank

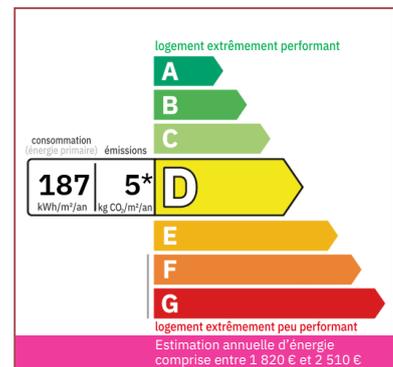
**Swimming pool:** Yes

**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 m<sup>2</sup> living

14 940 m<sup>2</sup>

- Villeréal -

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Price fees included

590 000 €

Agency fees: 5 % VAT included\*

Price without fees: 561 905 €

\*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 m<sup>2</sup> 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 m<sup>2</sup>, 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 m<sup>2</sup>, with parquet flooring.

- Two bedrooms of approximately 9 and 13.4 m<sup>2</sup> on one side, each with a shower room (shower, double sink, toilet, tiled floor).

- Two bedrooms of approximately 10.6 and 9.02 m<sup>2</sup> 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.

