



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8750

• House - Villeréal •



EXCLUSIVE

## DETAILS

**Land surface:** 2275 m<sup>2</sup>

**Number of bedrooms:** 4

**Number of levels:** 1

**Type of heating:** Gas

**Drainage/sewage:** Septic tank

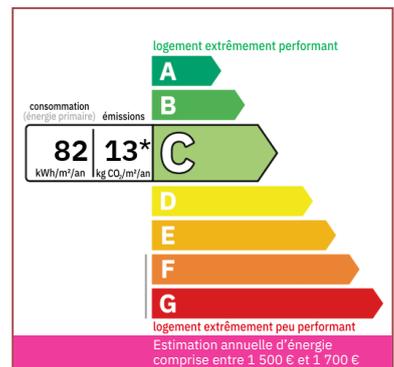
**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** No work

**Fireplace:** Yes closed hearth

**Built:** 2007



A comfortable and beautiful wooden house built in 2007 in a rural setting, not isolated. The house offers approximately 210 m<sup>2</sup> of living space with 4 bedrooms and 3 bathrooms. The plot is approximately 2200 m<sup>2</sup>.

200 m<sup>2</sup> living

2 275 m<sup>2</sup>

- Villeréal -

17 place de la Halle

47210 Villeréal

Tel : 05 53 36 08 27

villereal@valadie-immobilier.com

Price fees included

328 900 €

Agency fees: 6,1 % VAT included\*

Price without fees: 310 000 €

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



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## • Description ref n°8750 •

The house comprises:

On the ground floor:

- An entrance hall of approximately 17 m<sup>2</sup> with a staircase leading to the first floor.
- A shower room of approximately 6.5 m<sup>2</sup>, with a sink, shower, toilet, and ventilation system.
- A laundry room of approximately 8.3 m<sup>2</sup>, with a sink, dishwasher, and cupboards.
- A boiler room of approximately 5.2 m<sup>2</sup> with a Luna gas boiler.
- A large open-plan living/dining room/kitchen of approximately 65.5 m<sup>2</sup>, with four French doors opening onto the south-facing terrace. A wood-burning stove.
- A bedroom or office of approximately 18.5 m<sup>2</sup>, with seagrass flooring covering the parquet flooring.

Upstairs:

- A landing of approximately 13 m<sup>2</sup> with a void overlooking the living room and a French door opening onto the balcony. - A bedroom of approximately 17.6 m<sup>2</sup>, with French doors opening onto a balcony and a skylight.
- A separate toilet of approximately 1.5 m<sup>2</sup>.
- A shower room of approximately 6.7 m<sup>2</sup>, with a shower and a sink.
- A bedroom of approximately 18.6 m<sup>2</sup>, with French doors opening onto the balcony and a skylight.
- A master bedroom of approximately 25.3 m<sup>2</sup>, with two skylights, French doors opening onto a balcony, and an en-suite shower room of approximately 8.4 m<sup>2</sup> with a shower, a bathtub, a sink, and a skylight.

Additional information:

- All floors are solid wood parquet.



- The windows and doors are wood with double glazing