Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8750 • House - Villeréal •



DETAILS

Land surface: 2275 m²

Number of bedrooms: 4

Number of levels: 1

Type of heating: Gas

Drainage/sewage: Septic tank

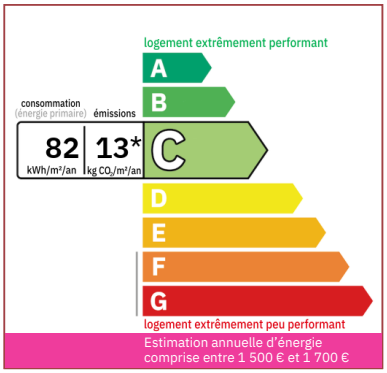
Swimming pool: No

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 m² of living space with 4 bedrooms and 3 bathrooms. The plot is approximately 2200 m².

200 m² living

2 275 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

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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The house comprises:
On the ground floor:

- An entrance hall of approximately 17 m² with a staircase leading to the first floor.

- A shower room of approximately 6.5 m², with a sink, shower, toilet, and ventilation system.

- A laundry room of approximately 8.3 m², with a sink, dishwasher, and cupboards.

- A boiler room of approximately 5.2 m² with a Luna gas boiler.

- A large open-plan living/dining room/kitchen of approximately 65.5 m², with four French doors opening onto the south-facing terrace. A wood-burning stove.

- A bedroom or office of approximately 18.5 m², with seagrass flooring covering the parquet flooring.

Upstairs:

- A landing of approximately 13 m² with a void overlooking the living room and a French door opening onto the balcony. - A bedroom of approximately 17.6 m², with French doors opening onto a balcony and a skylight.

- A separate toilet of approximately 1.5 m².

- A shower room of approximately 6.7 m², with a shower and a sink.

- A bedroom of approximately 18.6 m², with French doors opening onto the balcony and a skylight.

- A master bedroom of approximately 25.3 m², with two skylights, French doors opening onto a balcony, and an en-suite shower room of approximately 8.4 m² 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

