



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8891

• House - Villeréal •



## DETAILS

**Land surface:** 11215 m<sup>2</sup>

**Number of bedrooms:** 7

**Number of levels:** 1

**Type of heating:** Wood + Electric

**Drainage/sewage:** Septic tank

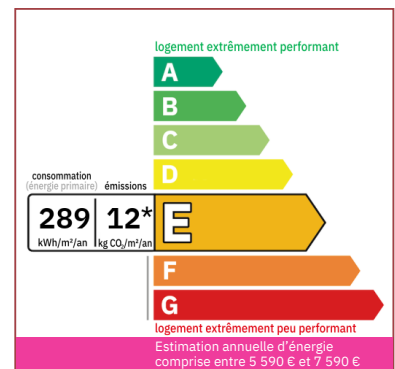
**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** Yes closed hearth

**Built:** 1987



Near Villereal, spacious villa of approximately 214 m<sup>2</sup>, with 7 bedrooms and 5 bathrooms on a wooded park of more than one hectare with swimming pool.

214 m<sup>2</sup> living

11 215 m<sup>2</sup>

Non-binding document

Pricaz Thibaut

Agent commercial

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Price fees included

456 750 €

Agency fees: 5 % VAT included\*

Price without fees: 435 000 €

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



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## • Description ref n°8891 •

Architect-designed stone house built in 1987, offering approximately 214 sq m of living space, with outbuildings on a 11,215 sq m plot.

The house comprises:

On the ground floor: a main room with a semi-open-plan fitted kitchen leading to a living/dining room with a fireplace, a utility room with pantry and access to the outside, a secondary living room with a fireplace, a suite with a shower room and toilet, a bedroom, and a shower room with a toilet.

Upstairs: three bedrooms and a shower room with a toilet.

The windows and doors are double-glazed aluminum.

Electric heating system with radiators.

An annex houses two summer bedrooms separated by a shared shower room with a toilet.

Adjoining this is a shower room with a toilet (with access to the swimming pool).

The outbuildings comprise:

- A workshop.
- A storage room.
- A pool equipment room.
- A cellar.

Outside, several covered terraces provide access to a wooded park with a 7m x 15m chlorine pool and its paved deck.

Individual septic system.

