Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8945 • House - Villeréal •



DETAILS

Land surface: 15895 m²

Number of bedrooms: 1

Number of levels: 0

Type of heating: Climatisation réversible et convecteurs électriques

Drainage/sewage: Septic tank

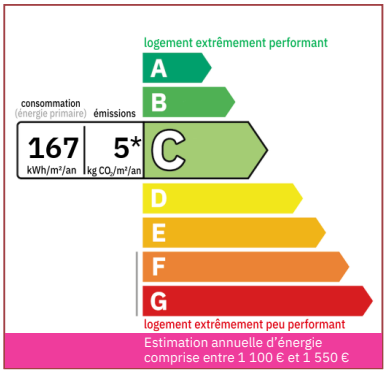
Swimming pool: No

Ground floor living: Yes

Work needed: Finitions / Décoration

Fireplace: Yes closed hearth

Built: Not specified



Located 5 minutes from the bustling fortified town of Villeréal, this property enjoys an attractive location: peaceful yet not isolated. The house is designed for people with reduced mobility. The 1.5-hectare grounds are comfortable

80 m² living

15 895 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

158 895 €

Agency fees: 7 % VAT included*
Price without fees: 148 500 €

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

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• Description ref n°8945 •

A single-story house (with a 2007 extension) offering approximately 80 m² of living space: entrance/laundry room (22.4 m²), living room (31 m²) with kitchen, fireplace, and built-in cupboard.
The living room fireplace has a double opening (interior and exterior), allowing it to be used as a fireplace from the living room and as a barbecue from the tiled terrace.
From the living room, there is direct access to a spacious bedroom with its own bathroom (toilet, shower, bidet).

A separate chalet with a fitted veranda (approximately 40 m² in total) comprising: a living room with kitchenette, a bathroom (sink, walk-in shower, toilet), and a covered terrace.
Double-glazed PVC (front door) and aluminum (veranda) windows. A covered walkway provides access between the house and the chalet (which are approximately 10 meters apart).

Both the house and the chalet are equipped with reversible air conditioning, double-glazed windows (some aluminum and some PVC), and electric roller shutters. The house also has electric convectors.

The outbuildings attached to the house are divided into three sections: two adjoining workshops (48 m² and 28.5 m²) and a closed shed (108.5 m²). The floor is concrete. All sections have openings with windows or gates.

The approximately 1.5-hectare property is wooded around the buildings. There is a pond near the chalet (for rainwater harvesting).









