Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8984

• House - Biron •



DETAILS

Land surface: 9695 m²

Number of bedrooms: 2

Number of levels: 1

Type of heating: Fuel+ Bois

Drainage/sewage: Septic tank

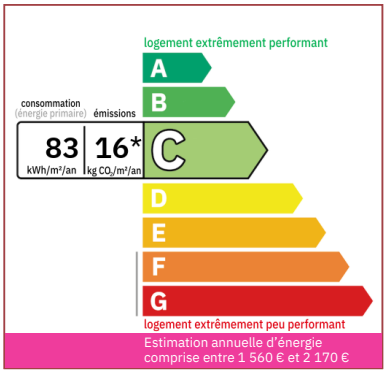
Swimming pool: Yes

Ground floor living: Yes

Work needed: No work

Fireplace: Yes closed hearth

Built: Not specified



Detached house built in 1995, with a living area of approximately 170 m².

170 m² living

9 695 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

265 000 €

Agency fees: 6 % VAT included*
Price without fees: 250 000 €

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

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• Description ref n°8984 •

Detached house built in 1995, with a living area of approximately 170 m², constructed with stone walls on the exterior and brick on the interior.

The property is comprised as follows:
Entrance hall of 9.65 m² leading to the various living areas
Fitted kitchen of 13.62 m²
Living room of approximately 50 m² with a closed fireplace
Separate WC with washbasin (1.7 m²)
Sleeping area – ground floor:
Master suite of 14 m² with shower room and bathtub (4 m²)
Second master suite comprising:
a bedroom (including a child's bed) of 15.83 m²
a shower room of 2 m² with WC
Basement:
Laundry room with kitchenette of 23 m²
Living room of 24.16 m²
Space that could be used as a bedroom of 7 m²
Storage room of 29 m² with water supply and water softener
Wine cellar of 7 m²
Outbuildings and exterior spaces:
Veranda of 18.34 m² with direct access to the living room
22 m² garage
5 m² dovecote
9 x 4 meter swimming pool with active oxygen treatment
Land and equipment:
Total land area of 9,695 m²
Roof renovated in 2023
Solar panels dedicated to hot water production (south-facing roof)
Oil-fired heating with cast iron radiators.







