



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 9004

• House - Villeréal •



## DETAILS

**Land surface:** 4270 m<sup>2</sup>

**Number of bedrooms:** 5

**Number of levels:** 1

**Type of heating:** Pompe à chaleur

**Drainage/sewage:** Septic tank

**Swimming pool:** Yes

**Ground floor living:** Yes

**Work needed:** No work

**Fireplace:** Yes closed hearth

**Built:** 2018

Logement économe

≤ 50 A

51 à 90 B

91 à 150 C

151 à 230 D

231 à 330 E

331 à 450 F

> 450 G

Logement énergivore

DPE en cours

A large, fully renovated house (2018-2019), all on one level, with 5 bedrooms and 3 bathrooms. Bright and comfortable. Features include an above-ground pool, a garage and carport, and a garden with a view.

255 m<sup>2</sup> living

4 270 m<sup>2</sup>

- Villeréal -

17 place de la Halle

47210 Villeréal

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Price fees included

583 000 €

Agency fees: 6 % VAT included\*

Price without fees: 550 000 €

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



# Agence Immobilière Valadié

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## • Description ref n°9004 •

A fully renovated and extended old stone house, offering approximately 255 m<sup>2</sup> of living space (ground floor with wheelchair access), comprising:

- An entrance leading into a kitchen/dining room of approximately 41 m<sup>2</sup>, fully fitted with cupboards, a central island, and equipped with a sink, extractor hood, induction hob, and two ovens. Tiled floor, wood-burning stove, and French doors.

- A gallery hallway of approximately 20 m<sup>2</sup>, tiled floor.

- A living room of approximately 26.9 m<sup>2</sup>, tiled floor, three French doors opening onto the terrace, and a wood-burning stove.

- A bedroom of approximately 17 m<sup>2</sup>, tiled floor, French doors.

- An en suite bathroom of approximately 7.8 m<sup>2</sup> with a walk-in shower, toilet, sink, towel warmer, tiled floor, ventilation system, and two windows.

This master suite is accessible to people with reduced mobility.

- A linen room of approximately 4.8 m<sup>2</sup>, tiled floor.

- A laundry room of approximately 9.7 m<sup>2</sup>, tiled floor, sink, and skylight.

- A boiler room of approximately 5.6 m<sup>2</sup>, with the heat pump and access to the outside.

From the kitchen:

- A hallway of approximately 10.8 m<sup>2</sup>, with a wooden staircase leading to the upper floor.

- A bedroom of approximately 12.4 m<sup>2</sup>, parquet flooring, and a window.

- A separate toilet of approximately 1.4 m<sup>2</sup> with a washbasin and a ventilation system.

- A bedroom of approximately 13.7 m<sup>2</sup> with parquet flooring.

- A bathroom of approximately 7.8 m<sup>2</sup> with a walk-in shower, a bathtub, a washbasin, a towel warmer, tiled

