Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 9004 • House - Villeréal •



DETAILS

Land surface: 4270 m²

Number of bedrooms: 5

Number of levels: 1

Type of heating: Pompe à chaleur

Drainage/sewage: Septic tank

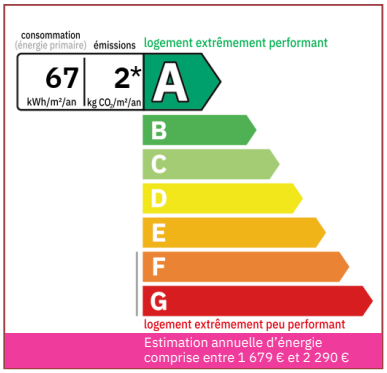
Swimming pool: Yes

Ground floor living: Yes

Work needed: No work

Fireplace: Yes closed hearth

Built: 2018



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 m² living

4 270 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

525 000 €

Agency fees: 6 % VAT included*
Price without fees: 495 283 €

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

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• Description ref n°9004 •

A fully renovated and extended old stone house, offering approximately 255 m² of living space (ground floor with wheelchair access), comprising:



- An entrance leading into a kitchen/dining room of approximately 41 m², 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 m², tiled floor.

- A living room of approximately 26.9 m², tiled floor, three French doors opening onto the terrace, and a wood-burning stove.



- A bedroom of approximately 17 m², tiled floor, French doors.
- An en suite bathroom of approximately 7.8 m² 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 m², tiled floor.

- A laundry room of approximately 9.7 m², tiled floor, sink, and skylight.

- A boiler room of approximately 5.6 m², with the heat pump and access to the outside.

From the kitchen:



- A hallway of approximately 10.8 m², with a wooden staircase leading to the upper floor.

- A bedroom of approximately 12.4 m², parquet flooring, and a window.

- A separate toilet of approximately 1.4 m² with a washbasin and a ventilation system.
- A bedroom of approximately 13.7 m² with parquet flooring.

- A bathroom of approximately 7.8 m² with a walk-in shower, a bathtub, a washbasin, a towel warmer, tiled