



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 9053

• House - Villeréal •



DETAILS

Land surface: 13075 m²

Number of bedrooms: 4

Number of levels: 1

Type of heating: Wood + Electric

Drainage/sewage: Septic tank

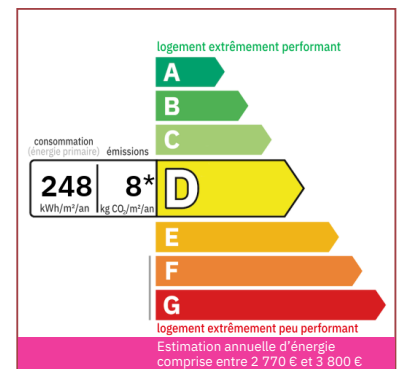
Swimming pool: Yes

Ground floor living: Yes

Work needed: Finitions / Décoration

Fireplace: Yes closed hearth

Built: Not specified



4 minutes (by car) from Villeréal, property with 1.3 hectares of land, house of approximately 150 m² with its habitable annex. Attached garage and swimming pool, wooded garden.

150 m² living

13 075 m²

- Villeréal -

17 place de la Halle

47210 Villeréal

Tel : 05 53 36 08 27

villereal@valadie-immobilier.com

Price fees included

187 000 €

Agency fees: 6,9 % VAT included*

Price without fees: 175 000 €

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



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This 93 m² stone house, built in 1985, comprises a 13 m² entrance hall leading to a 10 m² living room, a fitted kitchen opening onto a 20 m² living room.

A hallway leads to a 5 m² sleeping area with a separate toilet, a 5.67 m² shower room, a 12 m² bedroom with a French window, and a 10 m² master suite with a 3 m² shower room.

A second floor with a surface area of 12 m².

An adjoining habitable annex with a surface area of 54 m², comprising a 7.14 m² entrance hall, a 25 m² living room, a 4 m² shower room, a 17 m² bedroom with a storage closet, a separate toilet, a 10 m² storage room, and an adjoining 38 m² garage.

A 17 m² cellar. Attached to the house on the rear facade is a 20 m² patio with an entrance door to the kitchen.

Electric heating with radiators and an insert fireplace.

Double glazing throughout.

Manual shutters except for three bay windows, which are electric.

13,075 m² of land with a salt-water swimming pool (11 x 5 m)

