Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 9060 • House - Villeréal •



DETAILS

Land surface: 1171 m²

Number of bedrooms: 2

Number of levels: 0

Type of heating: Climatisation réversible

Drainage/sewage: Everything in the sewer

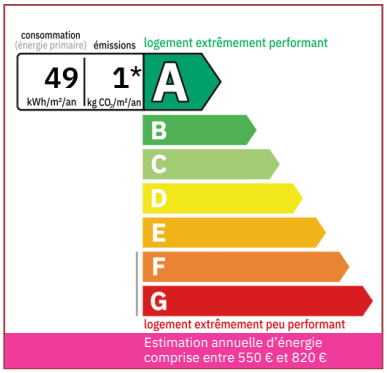
Swimming pool: No

Ground floor living: Yes

Work needed: No work

Fireplace: No

Built: 2018



Just 1 km from the center of Villeréal, this single-story house, built in 2018, features 2 bedrooms, a garage, and a garden. A rare find on the outskirts of this lively and popular fortified town. Don't miss this opportunity! Exclusively listed

80 m² living

1 171 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

192 600 €

Agency fees: 7 % VAT included*
Price without fees: 180 000 €

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

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• Description ref n°9060 •

Single-story house of approximately 79.8 m² comprising: a living area with a lounge/dining room (34.11 m²) with French doors opening onto a terrace, an open-plan fitted kitchen (6.47 m²), a pantry/laundry room or office (8.4 m²) with an electrical panel, a toilet, a hallway (4.19 m²) with a built-in wardrobe, two bedrooms (one with a built-in wardrobe) of 10.25 m² and 10.19 m², and a shower room with a sink and shower (4.49 m²). The windows are double-glazed PVC (except for the French doors, which are aluminum). All shutters are manual except for the French doors and the kitchen shutters, which are electric. Heating is provided by a reversible air conditioning system (two units: one for the living area and one for the sleeping area). The kitchen is equipped with cupboards/drawers, a dishwasher, an oven, a gas hob, and an extractor hood. Mechanical ventilation (MV) vents in the kitchen, pantry, toilet, and shower room. Atlantic water heater coupled with a second heat pump. Most of the roller shutters are manual.

Garage attached to the house and accessible from the living room. A gate at the front for vehicle entry and a door at the rear for access to the garden. The garage is tiled, equipped with an electric door and a small window. Its walls and roof are insulated.

Garden with a pedestrian gate at the front and a side gate for vehicle access (gateposts need replacing). Gravel driveway. At the rear of the house, a tiled terrace covered by a pergola.







