Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 9067 • House - Villeréal •



DETAILS

Land surface: 5743 m²

Number of bedrooms: 5

Number of levels: 1

Type of heating: Wood + Electric

Drainage/sewage: Septic tank

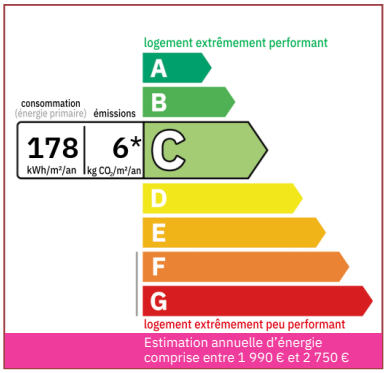
Swimming pool: Yes

Ground floor living: No

Work needed: Finitions / Décoration

Fireplace: Yes open hearth

Built: Not specified



5 minutes from Villeréal, a traditionally built house, habitable on one level, with 5 bedrooms and an office, 2 bathrooms, on a fenced wooded plot with swimming pool (and retractable shelter)

136 m² living

5 743 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

328 600 €

Agency fees: 6 % VAT included*
Price without fees: 310 000 €

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

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• Description ref n°9067 •

House (traditional construction) built in 1984, well-maintained and partially modernized since, approximately 135.8 m2, comprising:

- On the ground floor: entrance hall (6.81 m2) leading to a fitted kitchen (8.98 m2) (gas hob, extractor hood, refrigerator, and integrated oven), a pantry/laundry room (5.71 m2) and a living/dining room (36.7 m2) with an insert fireplace (with heat recovery system), a hallway (2.63 m2), 2 bedrooms (12.35 and 9.66 m2), a bathroom (6.16 m2) (double vanity, bathtub, shower, and bidet), and a toilet.

Garage (29.1 m²) attached to the house (with electric gate)
- Upstairs: landing (5.70 m²), 3 bedrooms (9.38 m² and 2 of 9.06 m²), an office (8.13 m²) and a shower room (4.31 m²) (sink, shower and toilet)
Electric heating + fireplace/insert. Recent double-glazed PVC windows (except for the veranda which has double-glazed aluminum windows). Roof inspected in 2025. Alarm system.

Fenced property with electric gate. Chlorine swimming pool (10 x 4 m) with liner (installed in 2020) and telescopic electric cover. Parking and driveway paved with gravel (installed in 2025). Wooden garden shed.









