



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 9067

• House - Villeréal •



## DETAILS

**Land surface:** 5743 m<sup>2</sup>

**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

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

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 m<sup>2</sup> living

5 743 m<sup>2</sup>

- Villeréal -

17 place de la Halle

47210 Villeréal

Tel : 05 53 36 08 27

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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 m<sup>2</sup>, comprising:

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

Garage (29.1 m<sup>2</sup>) attached to the house (with electric gate)

- Upstairs: landing (5.70 m<sup>2</sup>), 3 bedrooms (9.38 m<sup>2</sup> and 2 of 9.06 m<sup>2</sup>), an office (8.13 m<sup>2</sup>) and a shower room (4.31 m<sup>2</sup>) (sink, shower and toilet)

Electric heating + fireplace/insert. Recent double-glazed PVC windows (except for the veranda which has double-glazed aluminum windows). Roof to be inspected in 2025.

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

