Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 9281

• House - Villeréal •



DETAILS

Land surface: 2988 m²

Number of bedrooms: 3

Number of levels: 0

Type of heating: Bois + Pompe à chaleur

Drainage/sewage: Septic tank

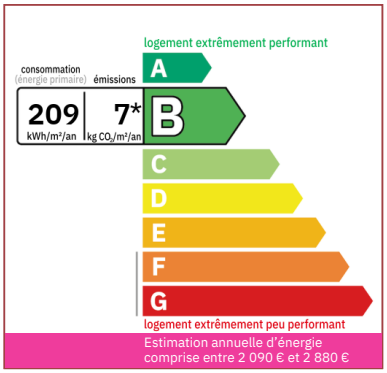
Swimming pool: Yes

Ground floor living: Yes

Work needed: No work

Fireplace: Yes closed hearth

Built: Not specified



Fully modernized house of approximately 120 m2 with 3 bedrooms, 2 bathrooms, a summer kitchen, offering breathtaking views of the countryside and magnificent outdoor features.

120 m² living

2 988 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

276 900 €

Agency fees: 4,5 % VAT included*
Price without fees: 265 000 €

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

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• Description ref n°9281 •

Detached house built in 1979, raised on a garden level, situated on a fenced and wooded plot of approximately 2988 m².

Main level (ground floor):
Living areas: Entrance hall (4.54 m²), hallway (2.05 m²), large L-shaped living/dining room (37.21 m²) with a fireplace and insert, opening onto a veranda/office (8.75 m²). Second veranda (12.11 m²) offering unobstructed views of the countryside.
Separate fitted kitchen (17.09 m²) with a fireplace insert, providing access to a balcony (7.80 m²).

Sleeping area & bathrooms: Two bedrooms (10.72 m² and 10.49 m² with a large closet), a shower room (5.24 m²), and a separate toilet.

Attic/Loft: Convertible attic accessible by a fixed staircase, already divided into three rooms of approximately 17 m² each and equipped with a skylight and a window.

Garden level: One bedroom (10.78 m²), a summer kitchen/laundry room (23 m²) with a shower area, and a separate toilet. Boiler room (9 m²) and a cellar (10.83 m²).

Outbuildings & Exterior features: Carport (20.10 m²) connecting the house to the outbuilding, large enclosed shed of approximately 185 m².

Saltwater swimming pool (8x4m) with a flat bottom (1.50m), and a pump room.

Energy & Thermal Comfort: Recently installed heat pump supplying the radiators in the main house. Reversible air conditioning (heat pump) added to the living room and kitchen. Double-glazed aluminum windows with electric roller shutters.

Electricity & Security: Electrical panel in the main house recently updated. Motorized access gate.







