



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 9286

• House - Villeréal •



DETAILS

Land surface: 1446 m²

Number of bedrooms: 3

Number of levels: 1

Type of heating: Electric

Drainage/sewage: Septic tank

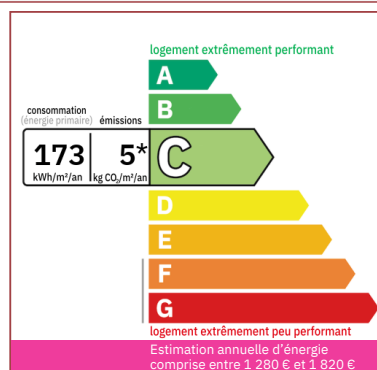
Swimming pool: Yes

Ground floor living: Yes

Work needed: No work

Fireplace: Yes closed hearth

Built: Not specified



Stone house near Villeréal with a garden and a swimming pool at the rear. Several outdoor spaces with terraces, 3 bedrooms and 3 bathrooms. Garden of approximately 1446 m².

136 m² living

1 446 m²

- Villeréal -

17 place de la Halle

47210 Villeréal

Tel : 05 53 36 08 27

villereal@valadie-immobilier.com

Price fees included

254 400 €

Agency fees: 6 % VAT included*

Price without fees: 240 000 €

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



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A house with approximately 136 m² of living space, comprising:

- An entrance leading to an L-shaped open-plan living/dining room of approximately 60 m² with tiled flooring, a wood-burning stove, and French doors opening onto a garden terrace.
- A kitchen of approximately 11.7 m² open to the dining room, with ample storage and a worktop. Equipped with an extractor hood, gas hob and oven, and dishwasher.
- A hallway of approximately 2.10 m² with tiled flooring.
- A WC with a laundry area of approximately 3.8 m².
- A bedroom of approximately 11.7 m² with an en-suite shower room of approximately 2 m² (walk-in shower and sink).
- A bedroom of approximately 9.7 m² with an en-suite shower room of approximately 3.8 m² featuring a walk-in shower, sink, and WC.

Upstairs:

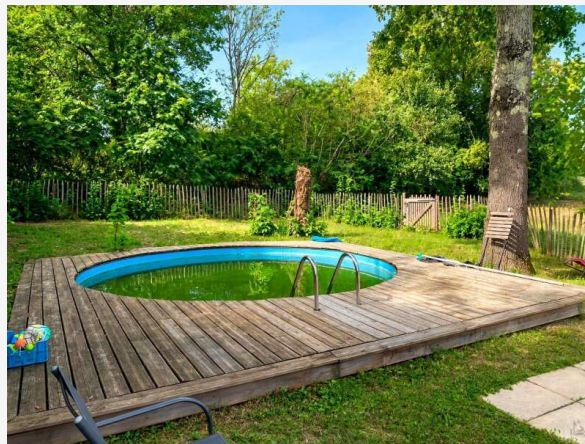
- A landing of approximately 14.7 m², with parquet flooring.
- A bedroom of approximately 18.4 m², with laminate flooring, a bathtub area, a sink, and a toilet.

Additional information:

- Heating via reversible air conditioning and electric radiators.
- PVC double-glazed windows.
- Septic tank (non-compliant).

Outside:

- A round swimming pool with a wooden deck.
- A wooden terrace on the east side.



- A covered and tiled terrace on the south side.