Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 9304 • House - Villeréal •



DETAILS

Land surface: 7951 m²

Number of bedrooms: 3

Number of levels: 1

Type of heating: Aérothermie

Drainage/sewage: Septic tank

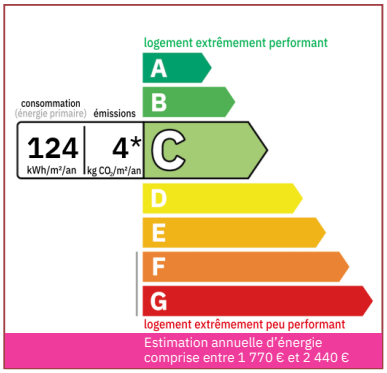
Swimming pool: Yes

Ground floor living: Yes

Work needed: No work

Fireplace: Yes closed hearth

Built: 1992



A Périgord-style house in a commanding position, on two levels and a finished basement. Single-level living available, lovely countryside views, swimming pool, cinema room. Land of almost 8000 m²

181 m² living

7 951 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

318 000 €

Agency fees: 6 % VAT included*
Price without fees: 300 000 €

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

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• Description ref n°9304 •

A two-story house with approximately 181 m² of living space, comprising:
On the ground floor:

- An entrance hall of approximately 5.3 m², tiled floor, built-in wardrobes.

- A separate WC of approximately 1.5 m², tiled floor, ventilation system, washbasin.

- A bedroom of approximately 17.5 m², parquet flooring, French doors, built-in wardrobe.

- An en-suite shower room of approximately 6.7 m² with a walk-in shower, double vanity, ventilation system, PVC paneling, illuminated mirror, tiled shower, laminate flooring.

- A hallway of approximately 1.8 m², tiled floor.

- A kitchen of approximately 15.3 m², tiled floor, upper and lower wooden cupboards, equipped with an oven, extractor hood, and gas hob. A door leads to the veranda. - A utility room of approximately 7.7 m², tiled floor.

- A living/dining room of approximately 58 m², parquet flooring, three French doors, 5.7 m ceiling height, a wooden staircase to the upper floor, and a Deville fireplace.

- A veranda of approximately 23 m², tiled floor, with a north-facing view.

Upstairs:

- A landing of 2.2 m² with parquet flooring and a mezzanine area of approximately 15 m² that can be used as a sleeping area.

- A separate toilet of approximately 1.1 m².

- A bedroom of approximately 15.6 m², laminate flooring, with an en-suite shower room (approximately 2.6 m²), tiled floor, shower, sink, ventilation system, and wall tiles.

- A bedroom of approximately 20.3 m², laminate



