



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6583

• House - Pujols •



DETAILS

Land surface: 6181 m²

Number of bedrooms: 4

Number of levels: 0

Type of heating: Fuel oil

Drainage/sewage: Septic tank

Swimming pool: No

Ground floor living: Yes

Work needed: Second work

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

Charming house from the 1970s of 115m² with its adjoining garage of 43m² which benefits from enormous potential and which requires some small restorations.

115 m² living

6 181 m²

- Villeréal -

17 place de la Halle

47210 Villeréal

Tel : 05 53 36 08 27

villereal@valadie-immobilier.com

Price fees included

192 600 €

Agency fees: 7 % VAT included*

Price without fees: 180 000 €

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



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• Description ref n°6583 •

House built in the 1970s with 115 m² of living space, which consists of an entrance hall of 4.45 m² which serves: a fitted kitchen of 14.28 m², a living room with open fireplace of 38 m², a closed terrace (veranda) with openings on the bedrooms and living room of 32 m², distribution corridor leading to the sleeping area where there are two bedrooms of 16 and 17 m², a bathroom (6 m²) with shower, bath, bidet and washbasin , an independent toilet of 1.39 m², a laundry room of 6 m² where the boiler is located.

Attached to the house is a room of 11 m² with a wine cellar in the basement (spiral staircase), a garage of 43 m² with 2 electric openings.

Converted attic with access through the garage: two adjoining bedrooms of 18 m² and 15 m² (no heating system for these 2 rooms) plus an attic with hot water tank of 31 m².

Land of 6181 m².

Garden shed at the bottom of the garden.

Oil heating, tank outside buried.

Cast iron radiators.

Wooden shutters plus electric shutters.

Single glazed joinery.

Glass wool on the roof.

Panel and electrical system not compliant.

Roof redone in 2009.

Type of sanitation: septic tank (non-compliant)

