



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6797

• House - Villeréal •



DETAILS

Land surface: 30 m²

Number of bedrooms: 4

Number of levels: 1

Type of heating: Fuel oil

Drainage/sewage: Everything in the sewer

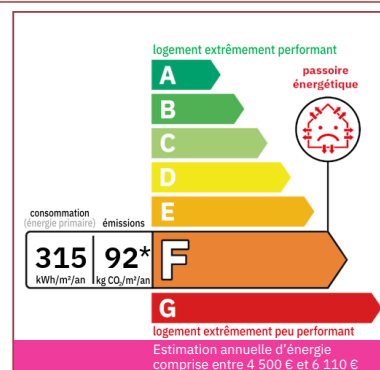
Swimming pool: No

Ground floor living: No

Work needed: Second work

Fireplace: No

Built: 1900



A village house with 4 bedrooms and a courtyard, as well as a second accommodation. Ideal for a rental investment or a business. Close to the central square.

138 m² living

30 m²

- Villeréal -

17 place de la Halle

47210 Villeréal

Tel : 05 53 36 08 27

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Price fees included

160 000 €

Agency fees: 6,7 % VAT included*

Price without fees: 150 000 €

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



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• Description ref n°6797 •

A village house with a living area of approximately 138 m² including:

On the ground floor :

- An entrance into a former business of approximately 27.3 m², window overlooking the main street, tiled floor, cupboards.
- A clearance of approximately 4.9 m², a stairwell, a separate toilet, tiled floor.
- A living/dining room of approximately 27.7 m² with a French window opening onto the courtyard.
- A kitchen of approximately 8.8 m², also serving as a boiler room, with a French window opening onto the courtyard.

Upstairs: accessible by a wooden staircase equipped with a freight elevator.

- A landing of approximately 4.1 m², tiled floor.
- A kitchen or bedroom of approximately 14.5 m², tiled floor.
- A bedroom of approximately 15.6 m², tiled floor.
- A bathroom of approximately 4.4 m², tiled floor,
- A bedroom of approximately 14.4 m², parquet flooring.
- A bedroom of approximately 15.6 m², parquet flooring.

A courtyard of approximately 20.6 m², cement floor.

2 Wells

Further information :

- Oil central heating with Viessman boiler in the kitchen, and buried tank in the courtyard.
- PVC joinery with double glazing, and wood for the shop window.
- Electricity to be reviewed.
- Uninsulated attic.
- Roof redone 10 years ago.
- Sanitation by mains drainage.

A second apartment accessible via an alley or via the interior courtyard, with a living area of approximately 37 m²:

- An entrance of approximately 4.3 m²,
- A kitchen/dining room of approximately 12 m²

Upstairs :

- A bedroom of approximately 8.3 m², parquet flooring.
- A bathroom of approximately 3.2 m², tiled floor.
- A bedroom of approximately 8.6 m², parquet flooring.

