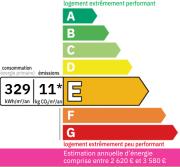


Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960



Land surface: 6 m²Swimming pool: NoNumber of bedrooms: 3Ground floor living: NoNumber of levels: 2Work needed: No workType of heating: ElectricFireplace: Yes open hearthDrainage/sewage: Everything in the sewerBuilt: 1900



Charming village house on 3 levels, with living room and fireplace on the ground floor, kitchen/dining room and patio. Upstairs, two bedrooms and a bathroom, and on the second floor, a third bedroom with adjoining bathroom.

146 m² living

6 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 189 925 €

Agency fees: 7 % VAT included* Price without fees: 177 500 €

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

Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

• Description ref n°6960 •

Charming village house on three levels, offering a peaceful and authentic living environment, ideally nestled in the heart of the Bastide de Villeréal.

House with a living area of approximately 146 m2 including:

On the ground floor :

- An entrance into a living room of approximately 29.7 m2 with a fireplace, tiled floor, a staircase leading upstairs.

- A corridor of approximately 2.9 m2 leading to a spacious kitchen/dining room of approximately 26.6 m2, stone walls, exposed beams. Kitchen fitted with low cupboards, and equipped with an oven, induction hob. The kitchen was redone 3 years ago.

- A pretty little patio of around 6 m2, paved on the ground.

Upstairs, a landing of approximately 8.3 m2, tiled floor, with the second staircase serving the second floor.

This landing leads to two comfortable bedrooms, one of approximately 18 m2 with a French window giving access to a balcony, parquet flooring, a decorative fireplace.

The second bedroom of approximately 19.5 m2, bright, parquet flooring, old built cupboards, decorative brick fireplace.

- A corridor of approximately 6.8 m2, carpeted floor, a window opening onto the patio.

- A bathroom of approximately 4.3 m2, tiled floor, a bathtub, a toilet, a sink, a towel dryer, a window.

On the second floor, a third bedroom of approximately 25 m2 benefiting from an adjoining bathroom of approximately 3.6 m2 with a shower, a sink and a toilet, thus offering additional privacy to its occupants. This room is very bright.

Additional elements:

- Wooden joinery with double glazing on most openings. -Electric heating.

- Sanitation by mains drainage.







