

## Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 1010

• Apartment - Villeréal •



DETAILS		Logement économe	Logement
		≤ 50 A	
Land surface: 0 m <sup>2</sup>	Swimming pool: No	51 à 90 B	
Number of bedrooms: 4	Ground floor living: No	91 à 150 C	
Number of levels 2	Work needed: No work	151 à 230 D	
Number of levels: 2		231 à 330 E	286
Type of heating: Electric	Fireplace: Yes closed hearth	331 à 450 F	kWh <sub>e</sub> ,/m².an
Drainage/sewage: Everything in the sewer	Built: Not specified	> 450 G	
		Logement énergivore	

In the center of Villereal (shops on site), overlooking a square, stone apartment building, restored, with 4 rents

190 m<sup>2</sup> Carrez living

No field

Non-binding document

- Villeréal -17 place de la Halle 47210 Villeréal Tel : 05 53 36 08 27 villereal@valadie-immobilier.com Price fees included

246 000 € Agency fees: 7 % VAT included\* Price without fees: 230 000 €

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

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## • Description ref n°1010 •

Stone building, carefully restored, with 4 rents:

- A goodwill (hairdresser) with a rent of  ${\mbox{\ensuremath{\in}}}$  497.37 / month, 60 m2.

- A studio of 23 m2 with a kitchen, a living / bedroom and bathroom, rented  ${\ensuremath{\in}}$  320 / month.

- A flat of 78 m2. on the first floor: entrance hall with separate toilet, 2 bedrooms, a bathroom and a living room / kitchen, rented 450  $\in$ 

- A loft apartment of about 60 m2 : entrance on a kitchen / dining room / living room, bedroom and bathroom, rented 450 € (air conditioning)

Double glazing, electric heating.







