



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 1406

• House - Villeréal •

SOLD



## DETAILS

**Land surface:** 2495 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 0

**Type of heating:** Fuel oil

**Drainage/sewage:** Septic tank

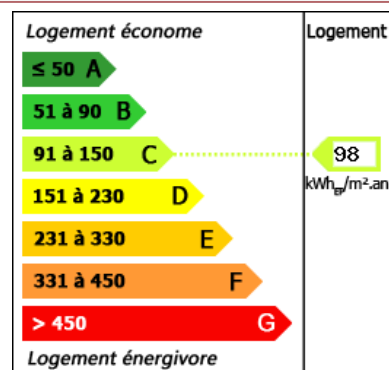
**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** No work

**Fireplace:** No

**Built:** Not specified



A house built in the 1990s with a living area of 110 m<sup>2</sup> approximately, with a lovely view over the surrounding countryside. Central heating, double glazing. Garden of 3104 m<sup>2</sup> approx.

108 m<sup>2</sup> living

2 495 m<sup>2</sup>

- Villeréal -

17 place de la Halle

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Price fees included

149 800 €

Agency fees: 7 % VAT included\*

Price without fees: 140 000 €

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



# Agence Immobilière Valadié

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## • Description ref n°1406 •

A home built in the 1990s with a habitable living space of 110 m<sup>2</sup> approximately comprising :

- an entry on a living/dining room of 47,5 m<sup>2</sup> approx , tiled floor, 2 french-windows, possibility to put a chimney,
- a storage room of 8.2 m<sup>2</sup> approx, tiled floor,
- a laundry/boiler room of 8.8 m<sup>2</sup> approx with boiler (2 years old) and oil tank,
- a fitted kitchen of 12 m<sup>2</sup> approx, with oak cupboards, gas cooking hob, extractor hood, oven, dishwasher, tiled flooring.
- a distribution hallway leading to :
- an independent wc,
- a bathroom of 6.6 m<sup>2</sup> approx tiled floor, tiled walls, sink, and bath.
- 3 bedrooms of 11,6m<sup>2</sup>, 9,9m<sup>2</sup> and 12,05 m<sup>2</sup> approx, tiled floor, built in cupboards.

Underground central heating by oil (boiler from 2014), with a command in the living room

Joinery in PVC with double glazing beige and electric shutters.

Septic tank.

Garden of 3104 m<sup>2</sup> approximately raised.

