



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 1466

• House - Villeréal •



## DETAILS

**Land surface:** 6670 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 1

**Type of heating:** Gas

**Drainage/sewage:** Septic tank

**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Second work

**Fireplace:** No

**Built:** 1970

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

A detached house in the countryside not isolated, close to Villeréal. House with 3 rooms, a bathroom, a living room and a kitchen. Nice ground on the back.

80 m<sup>2</sup> living

6 670 m<sup>2</sup>

- Villeréal -

17 place de la Halle

47210 Villeréal

Tel : 05 53 36 08 27

villereal@valadie-immobilier.com

Price fees included

**97 000 €**

Agency fees: 7,8 % VAT included\*

Price without fees: 90 000 €

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



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## • Description ref n°1466 •

House of the years 1970 on the basement of approximately 80 m<sup>2</sup> livable approximately to re-decorate.

Ground-floor : A terrace - An entrance hall (4,5 m<sup>2</sup>) - A lounge (18,6 m<sup>2</sup>) with a fireplace - a kitchen (12,7 m<sup>2</sup>) independent - independent Wc - A bathroom (4,6 m<sup>2</sup>) - corridor (5,63 m<sup>2</sup>) - 2 bedrooms (12,3 ; 11,2 m<sup>2</sup>) and an office (7.6 m<sup>2</sup>). A basement of same surface with a garage (45 + 36 m<sup>2</sup>).

Possibility of enlargement of 20 m<sup>2</sup> in the attic (construction slab concrete )

Gas central heating installed, but without radiator.

Field of 6670 m<sup>2</sup> wooded, very long on the back.

