



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 1749

• House - Villeréal •



## DETAILS

**Land surface:** 4270 m<sup>2</sup>

**Number of bedrooms:** 5

**Number of levels:** 1

**Type of heating:** Wood + Electric

**Drainage/sewage:** Septic tank

**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Second work

**Fireplace:** Yes closed hearth

**Built:** Not specified

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

Near of Villeréal, the family home in stone park and views of the countryside.

180 m<sup>2</sup> living

4 270 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

197 950 €

Agency fees: 7 % VAT included\*

Price without fees: 185 000 €

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





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## • Description ref n°1749 •

Family house in stone (with extension), including :  
On the ground floor : porch (approx 17 m<sup>2</sup>), fitted kitchen open to dining room (45,8m<sup>2</sup>) with fireplace, living room (53 m<sup>2</sup>) opening onto a terrace.  
Upstairs : 3 bedrooms (14,3 ; 14.2 and 11 m<sup>2</sup>), bathroom (washbasin, bath, w. c and access to the attic.  
Semi basement : 2 bedrooms en-suite with shower room, hallway, w. c and utility room (14 m<sup>2</sup>).

Underfloor heating in the large living room, wood in dining room and electric in the rooms. (possibility of connecting the radiators on the boiler)  
Some finishing works or improvements are to be expected.

Plot of 4270 m<sup>2</sup> with views of the countryside, to the rear. Small wooden shelter.

