



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 1750

• House - Lougratte •



## DETAILS

**Land surface:** 470 m<sup>2</sup>

**Number of bedrooms:** 2

**Number of levels:** 0

**Type of heating:** Fuel oil

**Drainage/sewage:** Everything in the sewer

**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** Second work

**Fireplace:** Yes open 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

Single storey stone village house with garden and garage

71 m<sup>2</sup> living

470 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

71 500 €

Agency fees: 10 % VAT included\*

Price without fees: 65 000 €

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



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## • Description ref n°1750 •

Single storey village house in stone, comprising:  
kitchen (12.7 m<sup>2</sup>), dining room / lounge with fireplace (21.7 m<sup>2</sup>), 2 bedrooms (10.2 m<sup>2</sup> and 13.3 m<sup>2</sup>), office (7.6 m<sup>2</sup>) with door to courtyard, dining bathroom (3.8 m<sup>2</sup>), separate toilet.

Boiler room leading to the garage.

Convertible attic (58.7 m<sup>2</sup>)

Garage (45.2 m<sup>2</sup>) attached to one side.

Pretty adjoining wooded garden

