



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 1766

• House - Villeréal •



## DETAILS

**Land surface:** 0 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 1

**Type of heating:** Fuel oil

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

**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** No

**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

Close to shops and schools, old village house restored, composed of 2 flats.  
Investment building in the center of Villeréal.

103 m<sup>2</sup> living

No field

- Villeréal -

17 place de la Halle

47210 Villeréal

Tel : 05 53 36 08 27

villereal@valadie-immobilier.com

Price fees included

128 400 €

Agency fees: 7 % VAT included\*

Price without fees: 120 000 €

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



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## • Description ref n°1766 •

House of village composed of 2 apartments :

- studio (free) that includes a kitchen/living room (17 m<sup>2</sup>), a bedroom (11,15 m<sup>2</sup>) opening onto a shower room (4,11 m<sup>2</sup>), w. c separated.
- apartment (currently rented 480€) comprising : on the ground floor: laundry room (29 m<sup>2</sup>) and boiler room (6,9 m<sup>2</sup>). Sas and storage room (5,5 m<sup>2</sup>).

On the first floor : kitchen / living room (26 m<sup>2</sup>), hallway (5,19 m<sup>2</sup>), 2 bedrooms (11,74 and 11.8 m<sup>2</sup>), shower room (8,49 m<sup>2</sup>), w. c.

Renovation works : insulation, plumbing, sanitary, electricity, boiler.

Double glazed windows (pvc) in the apartment and wood in the studio)

