



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 2

• House - Villeréal •



## DETAILS

**Land surface:** 1200 m<sup>2</sup>

**Number of bedrooms:** 2

**Number of levels:** 0

**Type of heating:** Fuel oil

**Drainage/sewage:** Septic tank

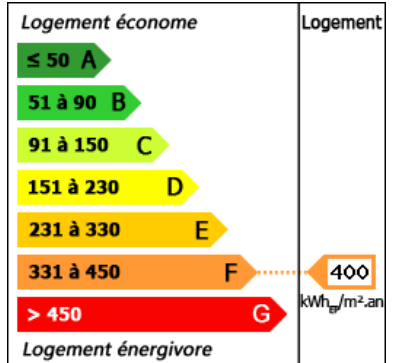
**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** No work

**Fireplace:** Yes open hearth

**Built:** Not specified



Single-storey house at the entrance of a country house very close to shops and amenities. THIS HOUSE IS RENTED YEARLY, IDEAL INVESTMENT

75 m<sup>2</sup> living

1 200 m<sup>2</sup>

- Villeréal -

17 place de la Halle

47210 Villeréal

Tel : 05 53 36 08 27

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Price fees included

144 500 €

Agency fees: 7 % VAT included\*

Price without fees: 135 000 €

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



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## • Description ref n°2 •

At the entrance a main hall of 8 m<sup>2</sup> leads to all the rooms of the house with:

a first bedroom of 12 m<sup>2</sup>,  
a living room of 19 m<sup>2</sup> with a wood stove and open fireplace,  
an equipped kitchen of 16 m<sup>2</sup>,  
a 5 m<sup>2</sup> shower room,  
wc of 2m<sup>2</sup>,  
a second bedroom of 12 m<sup>2</sup>.

Access to the adjoining garage is from inside, area 20 m<sup>2</sup>

The whole house is on one level.

Outside a pretty garden with a then.

Ideal property for an investor project. Tenant on site 550 Euro monthly,

