

## Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref: 2060

• House - Villeréal •



## **DETAILS**

Land surface: 685 m<sup>2</sup>

Number of bedrooms: 2

Number of levels: 0

Type of heating: Electric

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

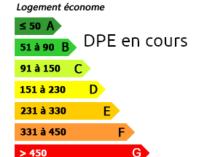
Swimming pool: No

Ground floor living: Yes

Work needed: No work

Fireplace: Yes closed hearth

**Built:** Not specified



Logement énergivore

A pretty recent house (type périgourdine), in the centre of the village with amenities. Garden all around the house and double garage.

80 m<sup>2</sup> living

685 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

Non-binding document



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## • Description ref n°2060 •

A recent single storey house floor comprising:

- an entrance of 5.6 m2 approx, tiled flooring,
- a kitchen of 14.7 m2, a sink unit, tiled floor, 2 windows
- a living room of 24 m2 env with fireplace with insert, tiled floor, a French-window to the terrace, south façade.
- a corridor of distribution of 4.3 m2 approx
- an independent w.c
- 2 bedrooms of 9.7 and 10.9 m2 approx, wood on floor,
- a bathroom of 3.2 m2 approx with a washbasin, a shower and a bidet.
- a laundry room of 4 m2 approximately with a door to the outside.

Electric heating and fireplace with insert. Wood joinery with double glazing and wooden shutters. Sanitation by mains drainage.

- Double garage of 40 m2 approx with wooden gate.
- garden around,
- two wells,
- barbecue











