

## Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

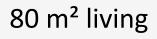
Ref : 2060

• House - Villeréal •



DETAILS		Logement économe
Land surface: 685 m <sup>2</sup>	Swimming pool: No	≤ 50 A 51 à 90 B DPE en cours
Number of bedrooms: 2	Ground floor living: Yes	91 à 150 C
Number of levels: 0	Work needed: No work	151 à 230 D
		231 à 330 E
Type of heating: Electric	Fireplace: Yes closed hearth	331 à 450 F
Drainage/sewage: Everything in the sewer	Built: Not specified	> 450 G
		Logement énergivore

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



685 m<sup>2</sup>

Non-binding document

- 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°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.











