



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 2060

• House - Villeréal •

SOLD



## 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 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

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





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## • Description ref n°2060 •

A recent single storey house floor comprising :

- an entrance of 5.6 m<sup>2</sup> approx, tiled flooring,
- a kitchen of 14.7 m<sup>2</sup>, a sink unit, tiled floor, 2 windows
- a living room of 24 m<sup>2</sup> env with fireplace with insert, tiled floor, a French-window to the terrace, south façade.
- a corridor of distribution of 4.3 m<sup>2</sup> approx
- an independent w.c
- 2 bedrooms of 9.7 and 10.9 m<sup>2</sup> approx, wood on floor,
- a bathroom of 3.2 m<sup>2</sup> approx with a washbasin, a shower and a bidet.
- a laundry room of 4 m<sup>2</sup> 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 m<sup>2</sup> approx with wooden gate.
- garden around,
- two wells,
- barbecue.

