

Ref: 2279

## Agence Immobilière Valadié

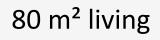
Professionnels de la transaction immobilière depuis 1960

• House - Villeréal •



DETAILS		Logement économe Logement
Land surface: 2532 m <sup>2</sup>	Swimming pool: No	≤ 50 A
		51 à 90 B 91 à 150 C
Number of bedrooms: 2	Ground floor living: No	143 151 à 230 D KWh <sub>a</sub> /m².an
Number of levels: 1	Work needed: Second work	231 à 330 E
Type of heating: Electric	Fireplace: No	331 à 450 F
Drainage/sewage: Septic tank	Built: Not specified	> 450 G
	I	Logement énergivore

5 minutes from Villeréal, quiet and not isolated setting, a wooden house , ideal for a first purchase or second house.



2 532 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

**107 000 €** Agency fees: 7 % VAT included\* Price without fees: 100 000 €

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

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## • Description ref n°2279 •

A wooden house composed of a living-room (28,23 m2) with kitchen corner (sink, lower cabinets and bar), store room (4,45 m2), corridor (3,29 m2), bedroom with 2 windows and a French door leading on the covered terrace (17,56 m2), bathroom (5,29 m2) with washbasin, shower, heated towel rail and w.c, laundry room (1,96 m2), toilet with w. c and washing hands.

The floors of the kitchen and the bathroom must be redone.

On the first floor : mezzanine, bedroom of approximately 12,69 m2 (floor needs to be finished; wood floor provided).

Electric heating. Double glazing wood.

Adjacent to the living room : a storage room (9,66 m2) which could be converted into additional bedroom. Shutters are provided and needs to be put.

Open Garage (29.75 in m2) and workshop with cemented floor(13,49 m2)

Fenced park











