

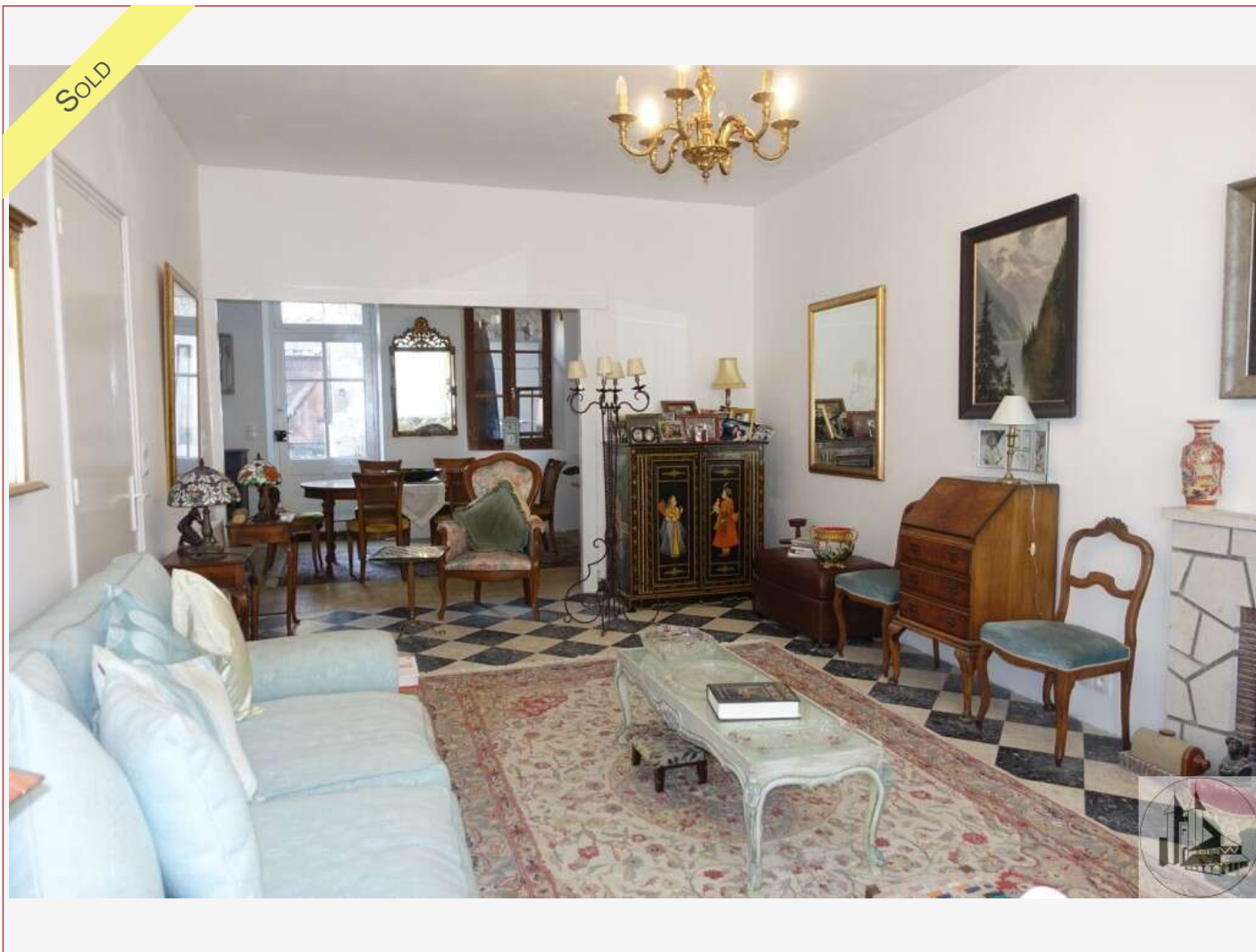


# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 2486

• House - Villeréal •



## DETAILS

**Land surface:** 45 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 1

**Type of heating:** Electric

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

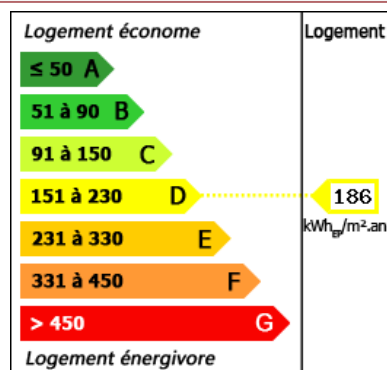
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** Yes open hearth

**Built:** Not specified



Stone village house, entirely renovated, on two levels of 140 m<sup>2</sup> approx , all comfort : - entrance hall, big living room, three bedrooms with shower-rooms and toilets en-suite, a courtyard of 45 m<sup>2</sup> env

140 m<sup>2</sup> living

45 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

212 000 €

Agency fees: 6 % VAT included\*

Price without fees: 200 000 €

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



# Agence Immobilière Valadié

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## • Description ref n°2486 •

Stone house of charm in the heart of the village on two levels and with attic, a living area of 140 m<sup>2</sup> approximately comprising:

\* On the ground floor : - An entry distribution of 20 m<sup>2</sup> , old black and white tiles on floor, beautiful wooden staircase , separate w.c , door to kitchen and a door to living room

A large open room (45 m<sup>2</sup>) in L is a component of a  
- a living room of 21 m<sup>2</sup>, with a fireplace, tiled floors, black-and-white, large window glass on the street.  
and a dining room - kitchen of 24 m<sup>2</sup> equipped with cupboards, two French doors and a large window on the interior courtyard of 45 m<sup>2</sup> approx, canopy and small shed.

\* On the first floor of the house : a corridor of distribution :

- three bedrooms with en-suite shower rooms and toilet each (22 m<sup>2</sup> and 2 of 12.25 m<sup>2</sup> with wood on floor

A suitable attic of 60 m<sup>2</sup> with independent access

