



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 2727

• House - Villeréal •



## DETAILS

**Land surface:** 681 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:** Second work

**Fireplace:** Yes open 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

Close to shops, single-storey house built in the 1960s and 1970s, with garage and garden.

70 m<sup>2</sup> living

681 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

93 500 €

Agency fees: 10 % VAT included\*

Price without fees: 85 000 €

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



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## • Description ref n°2727 •

Single-storey house built in the 1960s and 1970s including :

- an entrance hall and distribution of 6.7 m<sup>2</sup>, floor tiles honeycomb floor.
  - a living area 16.9 m<sup>2</sup> with a corner fireplace with open hearth, floor-to-floor and door-window on the garden.
  - a kitchen of 11 m<sup>2</sup>, floor tiles honeycomb floor, a corner fireplace equipped with an insert.
  - a rear kitchen of 7.2 m<sup>2</sup> approximately.
  - a bathroom of 5 m<sup>2</sup> with bath, bidet, basin, 2 windows.
  - a w. c independent of 2.5 m<sup>2</sup>.
  - a bedroom of 10.7 m<sup>2</sup>, wooden floor, closet.
  - a bedroom of 10.6 m<sup>2</sup>, floor-to-floor, door-window overlooking the garden and a closet.
  - a garage of 17.2 m<sup>2</sup>, accessible from the back kitchen, a wooden sliding door on rail. A ladder provides access to the attic.
  - An attic of 35 m<sup>2</sup> with a window. Floor concrete floor ourdis. Height under faîtage of 2.45 m approximately.
- The joineries are wooden simple glazing.  
Electric heating.

Enclosed garden.

