



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 2886

• House - Villeréal •



## DETAILS

**Land surface:** 2078 m<sup>2</sup>

**Number of bedrooms:** 4

**Number of levels:** 0

**Type of heating:** Wood + Electric

**Drainage/sewage:** Septic tank

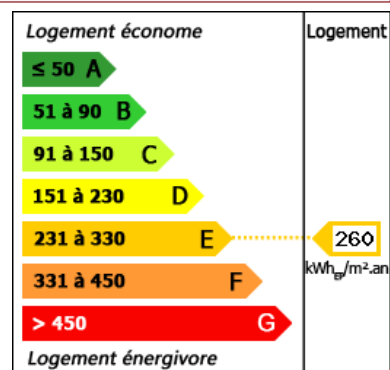
**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** Finitions / Décoration

**Fireplace:** Yes closed hearth

**Built:** 1990



Near Villeréal, single-storey house from the early 90's, and its guest house, with fenced garden. At the same time close to shops and with a rustic spot.

72 m<sup>2</sup> living

2 078 m<sup>2</sup>

- Villeréal -

17 place de la Halle

47210 Villeréal

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Price fees included

128 400 €

Agency fees: 7 % VAT included\*

Price without fees: 120 000 €

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



# Agence Immobilière Valadié

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## • Description ref n°2886 •

- Single-storey house of about 72 m<sup>2</sup> of living space composed of an fitted kitchen of about 6.9 m<sup>2</sup> (furnitures high and low, sink, plate gas, hood fan, refrigerator) open on living sitting room (23,7 m<sup>2</sup>) with fireplace/insert and access to the covered terrace, hallway, 2 bedrooms (10,58 and 9,76 m<sup>2</sup>) with wall cupboard and wood on floor, bathroom (3,84 m<sup>2</sup>) with sink, bath and toilet, independent w. c. Laundry room (11,98 m<sup>2</sup>) that could easily be converted into bedroom or office.

Double glazing wood. Heating by electric heaters. Fireplace with insert.

- Annex living (old garage converted into housing) of around 43 m<sup>2</sup> of living space : kitchen/living room (14,3 m<sup>2</sup>), 2 bedrooms (10,66 and 10,82 m<sup>2</sup>), a bathroom / w. c (6,64 m<sup>2</sup>). Terrace.

Simple glazing wood. Convecteur heater in the kitchen and the bathroom.

Fenced garden with gate and fruit trees.

