



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 2903

• House - Villeréal •



## DETAILS

**Land surface:** 743 m<sup>2</sup>

**Number of bedrooms:** 2

**Number of levels:** 0

**Type of heating:** Wood + Electric

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

**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** No 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

Single-storey house of the years 80, with garden, garage and basement. All shops accessible on foot.

76 m<sup>2</sup> living

743 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

192 600 €

Agency fees: 7 % VAT included\*

Price without fees: 180 000 €

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





# Agence Immobilière Valadié

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## • Description ref n°2903 •

A house of the years 80, a walk-in but on basement semi-buried, comprising : An input (9,12 m<sup>2</sup>) with a covered terrace, a kitchen (15,08 m<sup>2</sup>) with fireplace, a living-dining room (21,89 m<sup>2</sup>), a corridor of distribution (1,36 m<sup>2</sup>), 2 bedrooms (11,58 m<sup>2</sup> each), a bathroom (a 4.43 m<sup>2</sup>) and a w. c independent. From the hallway, a staircase serving the basement (47,6 + 44,7 m<sup>2</sup>), convertible.

A detached garage (2 cars) + workshop.

Enclosed garden of 743 m<sup>2</sup> with fruit trees

