



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 3048

• House - Villeréal •



## DETAILS

**Land surface:** 16 m<sup>2</sup>

**Number of bedrooms:** 4

**Number of levels:** 2

**Type of heating:** Without

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

**Swimming pool:** No

**Ground floor living:** No

**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

A few steps from the heart of the village and its shops, authentic house of country house with courtyard and garage.

100 m<sup>2</sup> living

16 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

66 000 €

Agency fees: 10 % VAT included\*

Price without fees: 60 000 €

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





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## • Description ref n°3048 •

Authentic and stately dwelling house in stone comprising :

On the ground floor : entrance onto a living room/dining room of 85 m<sup>2</sup> (with fireplace and stairs), a kitchen 19.8 m<sup>2</sup> (part attic above). Courtyard (30 m<sup>2</sup>), accessible from the kitchen or the living room.

Attached Garage (4m x 20m).

Upstairs : (ground floor) hallway (10 m<sup>2</sup>), a room (37,5 m<sup>2</sup>) with fireplace and access to the attic, 2 rooms (27 m<sup>2</sup> and 24 m<sup>2</sup>) with fireplace and wood stove, a space room water, a room to convert to bedroom (12,4 m<sup>2</sup>).

Attic.

Renovations to predict. Not heating.

