



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 3209

• House - Villeréal •



## DETAILS

**Land surface:** 27845 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 0

**Type of heating:** Fuel oil

**Drainage/sewage:** Septic tank

**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** Second work

**Fireplace:** No

**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 set in stone, enjoying a beautiful unobstructed view on the campaign. In a quiet location on his land of 2.7 ha approx with a dwelling house and many dependencies. A tired and well.

105 m<sup>2</sup> living

27 845 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

139 100 €

Agency fees: 7 % VAT included\*

Price without fees: 130 000 €

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



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## • Description ref n°3209 •

A dwelling house with a habitable surface of 105 m<sup>2</sup> approximately, comprising :

- a covered outdoor 4 m<sup>2</sup> approx
- a hall input of 6.6 m<sup>2</sup> approx, tiled floors, a stairway to the attic.
- a kitchen/dining room of 24.3 m<sup>2</sup> approx, tiled floors, cupboards in oak, sink.
- a bedroom of 13.4 m<sup>2</sup> approx, wooden floor
- a stay of 23.8 m<sup>2</sup> approx, wooden / parquet floor floating on the ground on tiles,
- a corridor of distribution of 4 m<sup>2</sup> approximately, tiled floors
- a bedroom of 12.2 m<sup>2</sup> approx, wooden / parquet floor floating on the ground,
- a bathroom of 6 m<sup>2</sup> approx, tiled floors, and equipped with a bathtub and a sink,
- a separate wc
- a bedroom of 12.6 m<sup>2</sup> approx with a door window overlooking the outside.

Attic.

Central heating, boiler in the rear of the house and the tank outside.

Wood joinery simple glazing, wooden shutters, casement.

Sanitation by septic tank non-compliant.

Outside :

- A stone barn with awning 12m X 8.5 m, and the inside of 15m X 13m (195 m<sup>2</sup> env to the ground), dirt on the ground.
- a tobacco dryer, with a housing suite
- a dependency.

Land of 2.7 hectares approx with a pool and a well and an

