



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 333

• House - Villeréal •



## DETAILS

**Land surface:** 50 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 2

**Type of heating:** Fuel oil

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

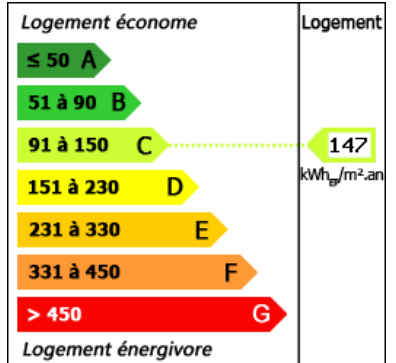
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** Yes open hearth

**Built:** Not specified



House tastefully renovated in the heart of a medieval village.

190 m<sup>2</sup> living

50 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

160 000 €

Agency fees: 6,7 % VAT included\*

Price without fees: 150 000 €

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



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## • Description ref n°333 •

On the ground floor is the entrance hall with a storage hall, a hallway leading to the laundry room, toilets and a bathroom including a walk-in shower. On the other side of the hallway is the dining room with a beautiful antique timbered wall and kitchen. A small home fireplace with open duct was installed for grilling in the kitchen. Opposite the kitchen is a bright beautiful veranda overlooking the garden and then inside it. The veranda gives access to a small room which can also be used as office or bedroom. On the first floor we reach a landing with ground floor overlooking the first room of approximately 16 m<sup>2</sup> with balcony. A corridor leads to the second bedroom of 15 m<sup>2</sup> in the bathroom with toilet, and the third room of 15 m<sup>2</sup>. On the second floor is an attic conversion in two parts, the roof and the frame are in perfect condition. Outside is a small garden of 45 m<sup>2</sup> with a small garden shed for storing equipment.

