# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 3391 • House - Villeréal •




## DETAILS

**Land surface:** 60 m²

**Number of bedrooms:** 4

**Number of levels:** 1

**Type of heating:** Fuel oil

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

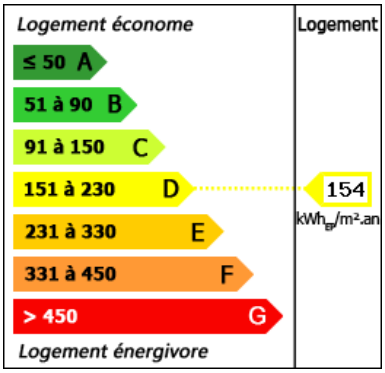
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** Yes closed hearth

**Built:** Not specified




A village house with small garden and large garage. A habitable surface of 110 m2 approximately with 4 rooms, joineries double glazing and central heating.

**110 m² living**

**60 m²**

Non-binding document

- 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°3391 •

A village house on two levels, comprising :
On the ground floor :
- An entrance hall (about 13 m2) with a staircase serving the first floor, tiled flooring,
- a living room (19,8 m2) with a fireplace equipped with an insert, tiled flooring, door-window to the terrace and garden
- a simple kitchen (12.3 m2) with hood, hob and sink, with a window door to the terrace and garden,
- a shower room (2.3 m2) with shower and wc, tiled flooring
- a garage (about 31 m2), floor ourdis and concrete floor.

Upstairs :
- a landing / hallway (6,7 m2)with closet and tile floor,
- 4 bedrooms (14,4 ; 12 ; 11,5 and 11,7 m2) with parquet floor of which 3 have an exit on a balcony,
- a bathroom (5 m2) with washbasin, shower, tiled floor, faience on the walls, and VMC
- an independent wc (1.6 m2)

- Wood joinery with double glazing.
- Central heating oil
- Walls lined and insulated wallboard-gypsum blocks.
- Sanitation by mains drainage.

A garden and a terrace on the outside









