



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 3391

• House - Villeréal •



## DETAILS

**Land surface:** 60 m<sup>2</sup>

**Number of bedrooms:** 4

**Number of levels:** 1

**Type of heating:** Fuel oil

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

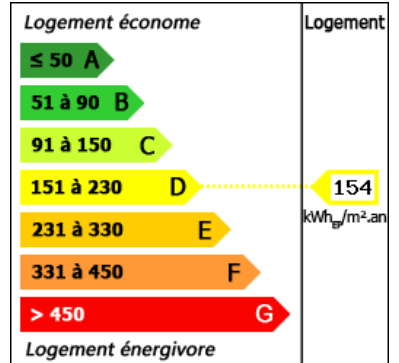
**Swimming pool:** No

**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 m<sup>2</sup> approximately with 4 rooms, joineries double glazing and central heating.

110 m<sup>2</sup> living

60 m<sup>2</sup>

- Villeréal -

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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





# Agence Immobilière Valadié

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## • Description ref n°3391 •

A village house on two levels, comprising :

On the ground floor :

- An entrance hall (about 13 m<sup>2</sup>) with a staircase serving the first floor, tiled flooring,
- a living room (19,8 m<sup>2</sup>) with a fireplace equipped with an insert, tiled flooring, door-window to the terrace and garden
- a simple kitchen (12.3 m<sup>2</sup>) with hood, hob and sink, with a window door to the terrace and garden,
- a shower room (2.3 m<sup>2</sup>) with shower and wc, tiled flooring
- a garage (about 31 m<sup>2</sup>), floor ourdis and concrete floor.

Upstairs :

- a landing / hallway (6,7 m<sup>2</sup>) with closet and tile floor,
  - 4 bedrooms (14,4 ; 12 ; 11,5 and 11,7 m<sup>2</sup>) with parquet floor of which 3 have an exit on a balcony,
  - a bathroom (5 m<sup>2</sup>) with washbasin, shower, tiled floor, faience on the walls, and VMC
  - an independent wc (1.6 m<sup>2</sup>)
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- 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

