



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 3906

• Apartment - Villeréal •



## DETAILS

**Land surface:** 0 m<sup>2</sup>

**Number of bedrooms:** 2

**Number of levels:** 0

**Type of heating:** Electric

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

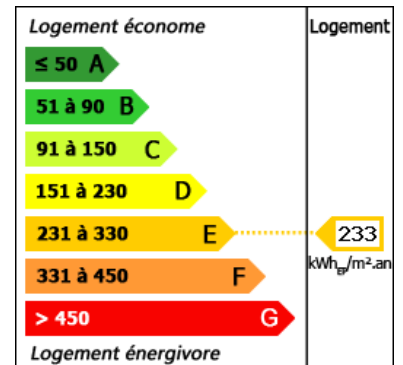
**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** No work

**Fireplace:** No

**Built:** Not specified



Apartment 69,94 m<sup>2</sup> approx carrez law on the first floor, in the hyper centre of Villeréal. Walking distance to all amenities. Good real estate investment.

69 m<sup>2</sup> Carrez living

No field

- Villeréal -

17 place de la Halle

47210 Villeréal

Tel : 05 53 36 08 27

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Price fees included

69 000 €

Agency fees: 10 % VAT included\*

Price without fees: 62 727 €

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



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## • Description ref n°3906 •

An apartment located on the 1st floor with a balcony in a building in stone. A surface of 69,94 m<sup>2</sup> carrez law including :

- an entrance to a kitchen/dining room/living room of 31.5 m<sup>2</sup> approximately, a closet with the electrical panel, tiled flooring. Fitted kitchen (extractor hood, sink, cupboards and work plan)
- a clearance of 2.5 m<sup>2</sup> approx, tiled flooring,
- a room 16.1 m<sup>2</sup> approx, tiled flooring, door-window
- a bedroom of 14.3 m<sup>2</sup> approx, tiled flooring,
- a bathroom of 5.2 m<sup>2</sup> (bath, washbasin, dry-towel rail, cupboard with tank, tiled flooring, faience and vmc)
- a separate wc of 1.2 m<sup>2</sup> approx, tiled flooring.

Property tax : 460 € (2018)

sanitation by mains drainage.

Electric heating.

Joinery in Pvc with double glazing and wooden shutters.

A common stairwell, the co-ownership with regulation of co-ownership, 360 € of annual expenses.

