



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 4478

• House - Villeréal •



## DETAILS

**Land surface:** 2264 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 1

**Type of heating:** Without

**Drainage/sewage:** Septic tank

**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Second work

**Fireplace:** Yes closed hearth

**Built:** 1900

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 house in the countryside a few min from Villeréal, ideal for a second home with 4 bedrooms. On a plot of 2264 m<sup>2</sup> with a nice view! Rare nowadays.

100 m<sup>2</sup> living

2 264 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

**99 000 €**

Agency fees: 8,8 % VAT included\*

Price without fees: 91 000 €

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



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## • Description ref n°4478 •

A stone house with a living area of 111 m<sup>2</sup> approximately, comprising:

On the ground floor :

- An entry on a living room of approx. 32.2 m<sup>2</sup>, tiled floor, a fireplace with a stove, an old sink. A door leading to a terrace.
- A kitchen of approx. 8.5 m<sup>2</sup>, tiled floor. Non-equipped kitchen, a gas, a window.
- A bedroom of approx. 15 m<sup>2</sup>, tiled floor, dressing.

1st floor :

- A landing of approx. 3 m<sup>2</sup> leading to :
- a bathroom of approx. 8.6 m<sup>2</sup>, wooden floor, a bathtub, sink, and toilet.
- 3 bedroom of approx. 16.4 m<sup>2</sup>, 16,7 m<sup>2</sup> and 14 m<sup>2</sup>, wooden floor.

Window frame made of wood with single glazing and swinging shutters.

No heating system.

Sanitation by septic tank non-compliant, need a full new installation.

Outside :

- An attached barn of 12.4 m X 7.8 m, ground floor
- Garden all around the house of approx. 2264 m<sup>2</sup>

