## Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960


## DETAILS

Land surface: $5510 \mathrm{~m}^{2}$
Number of bedrooms: 3
Number of levels: 0
Type of heating: Fuel oil
Drainage/sewage: Everything in the sewer

Swimming pool: No
Ground floor living: Yes
Work needed: Second work
Fireplace: Yes closed hearth
Built: Not specified

| Logement économe | Logement |
| :---: | :---: |
| $\leq 50 \mathrm{~A}$ |  |
| 51 à 90 B |  |
| 91 à 150 C |  |
| 151 à 230 D |  |
| 231 à 330 E |  |
| 331 à $450 \quad F$ | 382 |
| $>450$ G | $1 m^{2}$ an |
| Logement énergivore |  |

A house built in the 1970's with a living area of 115 m 2 approximately, on two levels and a basement. A garage, a shed and a large garden terrace 5510 m 2 approx with a nice view.

## $115 \mathrm{~m}^{2}$ living

 $5510 \mathrm{~m}^{2}$- Villeréal -

17 place de la Halle 47210 Villeréal Tel : 0553360827 villereal@valadie-immobilier.com

Price fees included
71500 €
Agency fees: 10 \% VAT included* Price without fees: $65000 €$
*The agency fees are entirely at the cost of the purchaser

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## - Description ref nº4516•

A house comprising :

- an entrance hall of 6.4 m 2 approximately, the floor covered with lino, a staircase serving the floor, a stove with fuel and a separate toilet.
- a fully equipped kitchen 19.2 m 2 approximately, the floor covered with lino, a wood stove, (dishwasher, sink, cupboards, extractor fan, gas hob), a staircase serving the basement.
- a living room of $19,5 \mathrm{~m} 2$ approximately, the floor covered with lino,
- a canopy of 5.4 m 2 approximately, the floor concrete covered with lino,
- a room of 21 m 2 with a window door to the outside, a bathroom of 3.9 m 2 approx, ground floor is tiled, with a walk-in shower, bidet, washbasin, wc and cupboards.

Has the floor:

- A landing of 4 m 2 approx, lino to the floor
- 1 room of $10,3 \mathrm{~m} 2$, floor-to-floor
- a bathroom of 4.7 m 2 , ground floor covered with lino
- a room of 20 m 2 with fitted wardrobes, wooden floor

In the basement : a garage ( 45 m 2 approx), concrete floor

- a cellar 16.5 m 2 approx with a water point and a doorwindow towards the garden and a terrace.
- a room 9.9 m2 approx
- a laundry room of 5 m 2 approx
- A lean-to shed attached to the house (41 m2 approx) with a BBQ base.

Joinery in pvc with double glazing on some of the openings, other are in simple glazing.
Electric heating.
Sanitation by mains drainage
Garden 5510 m2 approx


