



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 4733

• House - Villeréal •



## DETAILS

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

**Number of bedrooms:** 2

**Number of levels:** 1

**Type of heating:** Electric

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

**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** Yes closed hearth

**Built:** Not specified

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

In the heart of the bastide of Villeréal, building with two lots of which one leased and one available for live in, or put in the rental.

80 m<sup>2</sup> living

No field

- Villeréal -

17 place de la Halle

47210 Villeréal

Tel : 05 53 36 08 27

villereal@valadie-immobilier.com

Price fees included

72 000 €

Agency fees: 10,8 % VAT included\*

Price without fees: 65 000 €

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





# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

## • Description ref n°4733 •

Ideal investor or first time buyer, the property is situated at the heart of the village of Villereal.

This building is divided into two parts a lot at the ground floor which is rented currently and an apartment on the second floor.

The ground floor studio of 35 m2 with lavatory and TOILET.

Rent of the studio rented : 315.00 € + 15.00 € of provision on load.

To the first floor access is by a staircase giving on to a small landing allowing access to a first large room of old style with stone walls and floors, old floor. This is the dining room of the home. As a continuation of the living room dining room access leads to a large bedroom with an ornamental fireplace which is no longer in use. The room is ensuite with shower and sink. Wc independent.

