



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 5026

• House - Villeréal •



## DETAILS

**Land surface:** 32 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 1

**Type of heating:** Wood

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

**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Second work

**Fireplace:** Yes open 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

A beautiful medieval stone house, to finish the restore in the centre of Villeréal.  
A courtyard to the rear of the house.

217 m<sup>2</sup> living

32 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

171 200 €

Agency fees: 7 % VAT included\*

Price without fees: 160 000 €

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



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

## • Description ref n°5026 •

This medieval home includes :

- An entrance from the street into a large living/dining room 61.3 m<sup>2</sup> approximately, tiled flooring, half-timbered apparent, and a stone fireplace.
- An open kitchen of 12 m<sup>2</sup>, tiled flooring. equipped with a sink, cooking plate induction, extractor hood, oven, cupboards high and low.
- A clearance of 3.6 m<sup>2</sup>, tiled floor
- a room of 30 m<sup>2</sup> with direct access onto the courtyard through a door window.
- a bathroom of 6.5 m<sup>2</sup> (washbasin, bath, shower, toilet), tiled flooring and tiled walls.

Upstairs : accessed by a wooden staircase (renovation work in progress, complete)

- A plateau of 5.3 m<sup>2</sup>
- a room of 22.4 m<sup>2</sup>, floor, wooden fireplace with decorative half-timbering, a bathroom of 6.5 m<sup>2</sup> (Italian shower, washbasin and wc).
- a space for a utility room of 2.2 m<sup>2</sup>
- a room in the court renovation of 32.2 m<sup>2</sup>, ground floor, a decorative fireplace, a bathroom undergoing renovation (5 m<sup>2</sup> approximately with a location planned for a shower, a sink and a toilet).
- a piece of 40.7 m<sup>2</sup> about to do.
- on the landing : a corridor with access to the attic.
- plumbing provided for a fourth bathroom (upstairs)

Many old elements : chimney, half-timbering, stone walls...

Wood joinery for the most part double glazed.

No central heating system.

Insulation by glass wool between the floor and the walls.

A lovely inner courtyard

A garage 13m X 3m.

Any suitable offer will be considered.

