

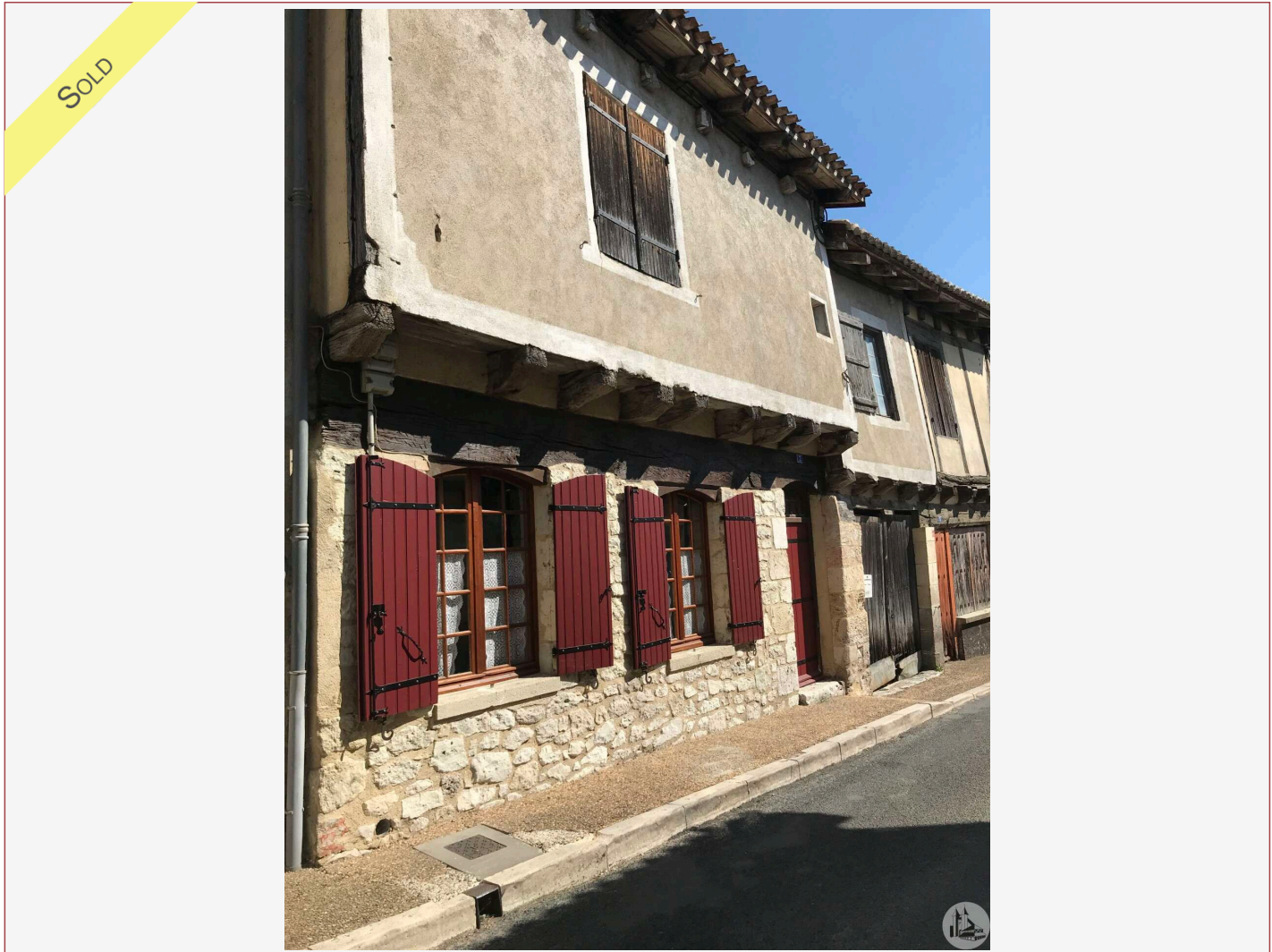


Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 5026

• House - Villeréal •



DETAILS

Land surface: 32 m²

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 m² living

32 m²

- 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



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• Description ref n°5026 •

This medieval home includes :

- An entrance from the street into a large living/dining room 61.3 m² approximately, tiled flooring, half-timbered apparent, and a stone fireplace.
- An open kitchen of 12 m², tiled flooring. equipped with a sink, cooking plate induction, extractor hood, oven, cupboards high and low.
- A clearance of 3.6 m², tiled floor
- a room of 30 m² with direct access onto the courtyard through a door window.
- a bathroom of 6.5 m² (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 m²
- a room of 22.4 m², floor, wooden fireplace with decorative half-timbering, a bathroom of 6.5 m² (Italian shower, washbasin and wc).
- a space for a utility room of 2.2 m²
- a room in the court renovation of 32.2 m², ground floor, a decorative fireplace, a bathroom undergoing renovation (5 m² approximately with a location planned for a shower, a sink and a toilet).
- a piece of 40.7 m² 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.

