

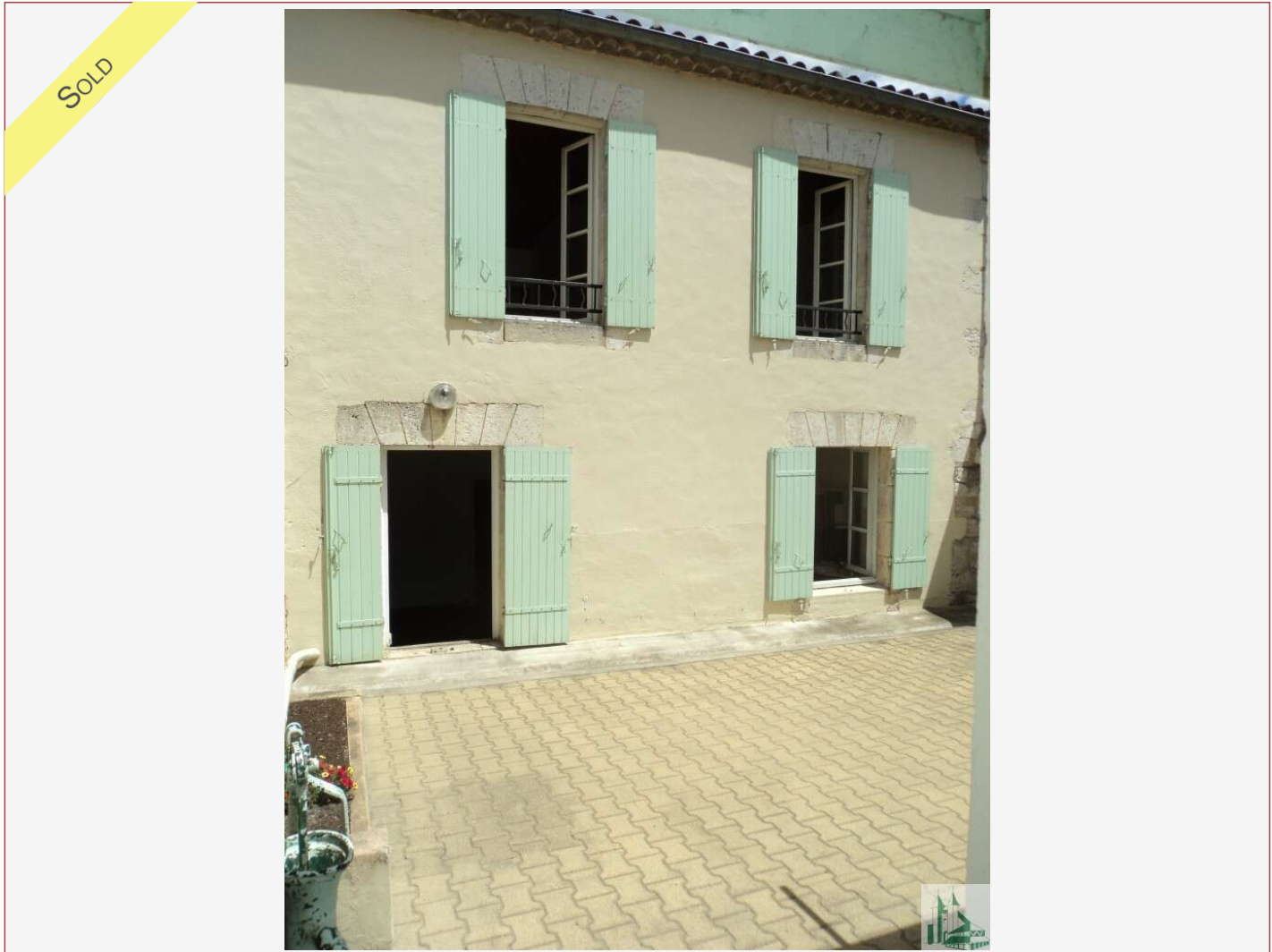


# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 52

• House - Villeréal •



## DETAILS

**Land surface:** 50 m<sup>2</sup>

**Number of bedrooms:** 4

**Number of levels:** 1

**Type of heating:** Electric

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

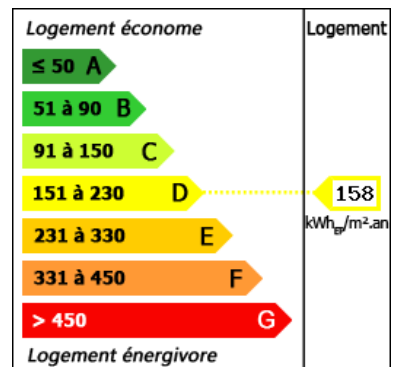
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** Yes closed hearth

**Built:** Not specified



A stone house on two levels in the center of Villeréal with 4 bedrooms, 2 outbuildings/stores and 2 courtyards. Good potential for two separate rentals. Close to all amenities and services.

120 m<sup>2</sup> living

50 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

144 450 €

Agency fees: 7 % VAT included\*

Price without fees: 135 000 €

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



# Agence Immobilière Valadié

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## • Description ref n°52 •

A stone village house comprising:

On the ground floor :

- A hall with a wooden staircase, tiled floors and wooden ceiling
- A kitchen of 9,2 m<sup>2</sup> approx. with cupboards, extractor hood, painted walls and tiled floors.
- A living area of 13.7 m<sup>2</sup>. with fireplace, tiled floor and french doors to a courtyard.
- A corridor to a bathroom of approx. 6 m<sup>2</sup>. (Bath, shower, sink, tiled floor and tiled walls)
- Separate toilet
- A garage of 15.5 m<sup>2</sup>, concrete floor.
- Double glazing, Electric heating + wood burner

Upstairs:

- A corridor to:
- 4 bedrooms of 12.8 m<sup>2</sup>; 15.2m<sup>2</sup>; 16m<sup>2</sup>; and 11.8 m<sup>2</sup>. approx., wooden floor, painted walls and two with washbasin
- A separate toilet.

A courtyard of 41 m<sup>2</sup>., tilled floor.

An adjoining storage room of approx. 26 m<sup>2</sup> to the court.

A second storage room of approx. 26 m<sup>2</sup>. also with courtyard of 38 m<sup>2</sup> approx.

