

# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref: 5314

• House - Villeréal •

SOLD



### **DETAILS**

Land surface: 30 m<sup>2</sup>

Number of bedrooms: 3

Number of levels: 2

Type of heating: Fuel oil

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

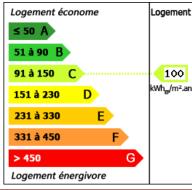
Swimming pool: No

Ground floor living: No

Work needed: No work

Fireplace: Yes open hearth

**Built:** Not specified



A pretty village house on 3 levels with a large living room with balcony, kitchen with terrace, 3 bedrooms. Very light house with beautiful services.

## 212 m<sup>2</sup> living

 $30 \text{ m}^2$ 

- Villeréal -17 place de la Halle 47210 Villeréal

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Price fees included

184 040 €

Agency fees: 7 % VAT included\*
Price without fees: 172 000 €

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

Non-binding document



## Agence Immobilière Valadié

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### • Description ref n°5314 •

## A stone village house on 3 levels, comprising : On the ground floor :

- an entrance of 10.9 m2 approx, wooden floor, closet,
- a local/veranda 20.3 m2 approx, tiled floors
- a living room/games room 27.9 m2 approx, wooden floor, closet,
- a hall of 12.8 m2 approx, with a beautiful staircase wood spiral
- an independent toilet with washing hands-5.8 m2 approx
- a boiler room, a cellar with tank has fuel, and a laundry room.

#### Has the floor:

- a landing of 4.9 m2 send to a terrace 34,8 m2 approx tiled and covered,
- a kitchen 16.4 m2 approx, ground floor, wood cabinet, work plan, tiled, piano cooking with gas and a window door to the terrace.
- a living/dining room of 47 m2 approximately, old parquet floor, a fireplace, and a sunroom on balcony.

### On the second floor: (wooden staircase)

- a corridor of 6.9 m2 approximately with wall cupboards, leading to :
- a bedroom of 22,8 m2 approx with a walk-in closet, carpeted floor,
- A bathroom 11,07 m2 approx, wooden floor, double sinks, tub, shower, very bright room.
- an independent wc.
- a bedroom of 12.8 m2 approx, wooden floor
- a bedroom of 13.4 m2 approx with a bathroom ensuite 4 m2 approx with sink and shower -
- a room in mezzanine.

Wooden framed windows with double glazing. Central heating radiator and cast iron fireplace with

insert.
Sanitation by mains drainage.

Property tax-1240 €.

