



# 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

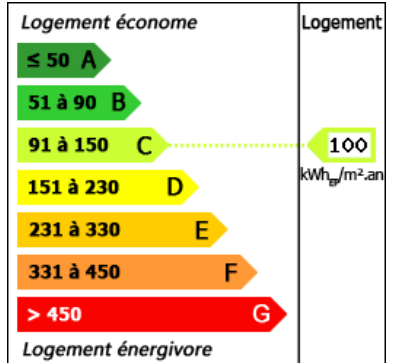
**Swimming pool:** No

**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 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

184 040 €

Agency fees: 7 % VAT included\*

Price without fees: 172 000 €

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



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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 m<sup>2</sup> approx, wooden floor, closet,
- a local/veranda 20.3 m<sup>2</sup> approx, tiled floors
- a living room/games room 27.9 m<sup>2</sup> approx, wooden floor, closet,
- a hall of 12.8 m<sup>2</sup> approx, with a beautiful staircase wood spiral
- an independent toilet with washing hands-5.8 m<sup>2</sup> approx
- a boiler room, a cellar with tank has fuel, and a laundry room.

Has the floor :

- a landing of 4.9 m<sup>2</sup> send to a terrace 34,8 m<sup>2</sup> approx tiled and covered,
- a kitchen 16.4 m<sup>2</sup> 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 m<sup>2</sup> approximately, old parquet floor, a fireplace, and a sunroom on balcony.

On the second floor : (wooden staircase)

- a corridor of 6.9 m<sup>2</sup> approximately with wall cupboards, leading to :
- a bedroom of 22,8 m<sup>2</sup> approx with a walk-in closet, carpeted floor,
- A bathroom 11,07 m<sup>2</sup> approx, wooden floor, double sinks, tub, shower, very bright room.
- an independent wc.
- a bedroom of 12.8 m<sup>2</sup> approx, wooden floor
- a bedroom of 13.4 m<sup>2</sup> approx with a bathroom en-suite 4 m<sup>2</sup> 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 €.

