



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 5389

• House - Villeréal •



## DETAILS

**Land surface:** 867 m<sup>2</sup>

**Number of bedrooms:** 2

**Number of levels:** 1

**Type of heating:** Climatisation réversible

**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

Located in the bustling village of Villeréal and nearby shops, this house is habitable and has a garden, and outbuildings, which complement each other well.

85 m<sup>2</sup> living

867 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

103 000 €

Agency fees: 8,4 % VAT included\*

Price without fees: 95 000 €

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



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## • Description ref n°5389 •

House of traditional construction, raised and accessible by a staircase giving on to a veranda (10 m<sup>2</sup>), joinery, double glazing aluminum, concrete floor, unheated room.

From this veranda you enter the house of a living surface of approximately 85 m<sup>2</sup>, with a hallway (6.1 m<sup>2</sup>) with closet (cumulus). Kitchen (12,8 m<sup>2</sup>) with 2 double glazed windows PVC.

Dining room 18.6 m<sup>2</sup> (adjoining to kitchen) with wood-burning stove "to horse" on the 2 pieces and old fireplace (not used)

Bathroom consisting of a sink, a shower and a w. c (with a window)

2 rooms of 15.5 and 13.4 m<sup>2</sup> : parquet floor floating on the ground, windows double glazing PVC.

One piece (12.4 m<sup>2</sup>) giving access to the rear of the house and its dependencies.

Room type workshop /veranda with 2 roof windows type Velux, (19,5 m<sup>2</sup>)

Laundry (13,2 m<sup>2</sup>) with a sink, soil-cement, water, and electricity.

The work of the second work are to be expected.

Roofs recently redone. Reversible air conditioning in the kitchen, the dining room, the bedroom of 13.4 m<sup>2</sup> and the hallway. Daikin heat pump (2018) to the rear of the house.

Wood stove Nunna Uuni to heat accumulator.

Water softener.

- Adjacent to the room type veranda / workshop, a workshop (38 m<sup>2</sup>)

- Second workshop (36,9 m<sup>2</sup>), cinder block, transformable into a garage with 2 windows.

- Garage (16,4 m<sup>2</sup>) adjacent to the second workshop.

- A box on the horse (approximately 10 m<sup>2</sup>) and chicken coop in the bottom of the garden.

