



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 5396

• Apartment - Villeréal •



## DETAILS

Land surface: 0 m<sup>2</sup>

Number of bedrooms: 2

Number of levels: 0

Type of heating: Electric

Drainage/sewage: Everything in the sewer

Swimming pool: No

Ground floor living: Yes

Work needed: No work

Fireplace: No

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 ground-floor apartment on one level in the center of Villeréal, close to all amenities and services. Restoration made in the last two years.

97 m<sup>2</sup> Carrez living

No field

- Villeréal -

17 place de la Halle

47210 Villeréal

Tel : 05 53 36 08 27

villereal@valadie-immobilier.com

Price fees included

119 000 €

Agency fees: 8,2 % VAT included\*

Price without fees: 110 000 €

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



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## • Description ref n°5396 •

An apartment of approximately 97 m<sup>2</sup>, in co-ownership (2 lots) including:

- A living room of approximately 51.4 m<sup>2</sup> with a kitchen area (sink, extractor, vmc), tiled floor, exposed stone walls, a burglar-proof bay window.
- a distribution corridor of approximately 4.5 m<sup>2</sup>, tiled floor.
- a bathroom of about 5.8 m<sup>2</sup> with a walk-in shower, a washbasin on cabinet, vmc.
- a bedroom of about 18 m<sup>2</sup> with a dressing room, parquet flooring.
- an independent toilet of 15.1 m<sup>2</sup>, laminate flooring, a bathroom with a walk-in shower and a toilet, a cupboard with a cumulus, a French window

Sanitation by mains drainage.

Electric heating.

Ceiling height of 3m.

Apartment adapted for people with reduced mobility.

Property tax: 647 €

Co-ownership charges of 230 € (insurance for common areas and roof).

