

## Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 5559

• House - Villeréal •



DETAILS		Logement économe Logement
Land surface: 2000 m <sup>2</sup>	Swimming pool: No	≤ 50 A 51 à 90 B
Number of bedrooms: 2	Ground floor living: Yes	91 à 150 C
Number of levels: 0	Work needed: Second work	151 à 230 D
		231 à 330 E 296
Type of heating: Electric	Fireplace: No	331 à 450 F
Drainage/sewage: Septic tank	<b>Built:</b> 1979	> 450 G
		Logement énergivore

A single storey house in the countryside of Villeréal, in a dead end. Nice point of view, a ground of approximately 2000 m2. A small adjoining studio, possibility of extending the house. Work needed

80 m<sup>2</sup> living

2 000 m<sup>2</sup>

Non-binding document

- Villeréal -17 place de la Halle 47210 Villeréal Tel : 05 53 36 08 27 villereal@valadie-immobilier.com Price fees included

88 000 € Agency fees: 10 % VAT included\* Price without fees: 80 000 €

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



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## • Description ref n°5559 •

A country house built in 1979 comprising:

- An entrance onto a veranda of approximately 13.4 m2, tiled floor, double glazing.

- An L-shaped living room of approximately 34.7 m2 with a tiled section and a linoleum section, 2 double-glazed French windows opening onto the veranda, and a singleglazed window overlooking the rear of the house. Tapestry on the walls, an existing duct for a possible wood stove.

- A kitchen of approximately 8.7 m2, equipped with high and low wooden cupboards, a dishwasher, an induction hob, earthenware above the worktop, tiled floor,

- From this kitchen a door to the garage converted into a room of about 17.3 m2 with an open fireplace, tiled floor.

From the living room:

- A clearance of approximately 2.4 m2, tiled floor, earthenware on the walls and the rest upholstered.

- A bedroom of approximately 11.60 m2, tiled floor, a single-glazed window, tapestry on the walls,

- A separate toilet of approximately 1.23 m2, tiled floor and earthenware on the walls.

- A bathroom of approximately 4.8 m2, with a bathtub, a piece of furniture with double sinks, cupboards, tiled floor, tiled walls and tapestry, 2 single glazed windows.









