



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 556

• House - Villeréal •



## DETAILS

**Land surface:** 1421 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 0

**Type of heating:** Fuel oil

**Drainage/sewage:** Septic tank

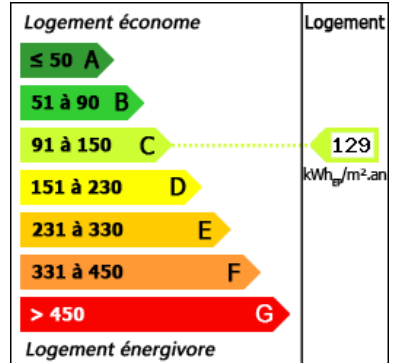
**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** No work

**Fireplace:** Yes open hearth

**Built:** Not specified



A house a few km from Villereal, 3 bedrooms, a bathroom, kitchen, pretty garden 1421 m<sup>2</sup>. Garage, workshop and cellar. House restored in the years 1972.

100 m<sup>2</sup> living

1 421 m<sup>2</sup>

- Villeréal -

17 place de la Halle

47210 Villeréal

Tel : 05 53 36 08 27

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Price fees included

148 400 €

Agency fees: 6 % VAT included\*

Price without fees: 140 000 €

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



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## • Description ref n°556 •

A house with a living area of approx. 100 m<sup>2</sup>. restored in 1972, part stone and the rest in blocks :

- An entrance into a fitted kitchen of approx. 19.8 m<sup>2</sup>. with cupboards, oven, hob and fireplace.
- A living / dining room of 23 m<sup>2</sup> approx.,
- A distribution corridor to a bathroom of 5.8 m<sup>2</sup>. with a bath, washbasin, a toilet,
- 3 bedrooms of 19.8 m<sup>2</sup>, 11,7m<sup>2</sup> and 11,4m<sup>2</sup> approx.
- A laundry room of 14 m<sup>2</sup> approx.,
- A workshop of 24 m<sup>2</sup>.
- Double glazing and oil central heating.
- An independent garage of 19 m<sup>2</sup>. with a wine cellar below.
- Garden 1400 m<sup>2</sup>,
- Opportunity to acquire the land around

