



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 5585

• House - Villeréal •



## DETAILS

**Land surface:** 200 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 2

**Type of heating:** Wood + Electric

**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

Village house to renovate, house on three levels, three bedrooms, an attached garage and garden.

95 m<sup>2</sup> living

200 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

109 000 €

Agency fees: 9 % VAT included\*

Price without fees: 100 000 €

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



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## • Description ref n°5585 •

Village house with a living area of approximately 110 m<sup>2</sup>, entrance to a 17m<sup>2</sup> living room with a fireplace, a kitchen

13 m<sup>2</sup> with a large window on the south side and garden; a distribution hall 5m<sup>2</sup> a bathroom with WC 5 m<sup>2</sup>, there is a communication on the shed and the garage

On the first floor of the house, a landing of 11.5 m<sup>2</sup> leading to 3 bedrooms (13.50 m<sup>2</sup>, 16.22 m<sup>2</sup>, 13.50 m<sup>2</sup>, Staircase leading to convertible attic space of 56 m<sup>2</sup>.

Roof redone (rafters, battens, roofing)

Attached garage.

Large garden. All shops within a minute walk.

Work to be planned and refreshment.

