



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 5623

• House - Villeréal •

SOLD



## DETAILS

**Land surface:** 194 m<sup>2</sup>

**Number of bedrooms:** 2

**Number of levels:** 2

**Type of heating:** Fuel oil

**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

In the heart of Villeréal, and close to its shops, village house with 2 courtyards and a well. Nice living space, refreshment to be expected. Rare product for Villeréal !!

129 m<sup>2</sup> living

194 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

212 000 €

Agency fees: 6 % VAT included\*

Price without fees: 200 000 €

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



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## • Description ref n°5623 •

Stone house (with brick extension at the back) composed of:

- On the ground floor: an entrance / hallway (14.4 m<sup>2</sup>), fitted kitchen (16.8 m<sup>2</sup>), utility room / boiler room (11.4 m<sup>2</sup>), living / dining room (35.6 m<sup>2</sup>) with functional fireplace, cupboards.

- On the first floor: a wide corridor lit by a window (9.6 m<sup>2</sup>), a bathroom

approximately 7.4 m<sup>2</sup> (sink, shower, bidet), 2 bright bedrooms (16.2 and 17.2 m<sup>2</sup>)

Adjoining part suitable for conversion: an airlock (4.8 m<sup>2</sup>), 2 rooms (11.8 and 11.5 m<sup>2</sup>)

Attic on the second floor.

Oil fired central heating. Double glazing on the ground floor and single glazing upstairs. PVC shutters.

Courtyard at the front (32.3 m<sup>2</sup>) and at the back of the house (46 m<sup>2</sup>). Well.

