



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 5698

• House - Villeréal •



## DETAILS

**Land surface:** 280 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 1

**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

5 minutes from Villeréal, stone village house renovated, 3 bedrooms. Double glazed PVC. Garage.

Garden not adjoining with shelter and well.

126 m<sup>2</sup> living

280 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

129 000 €

Agency fees: 7,5 % VAT included\*

Price without fees: 120 000 €

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



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## • Description ref n°5698 •

Stone village house of about 126 m<sup>2</sup> of living area comprising :

On the ground floor : entrance/hallway (7,4 m<sup>2</sup>), kitchen (with fireplace) of about 16.7 m<sup>2</sup>, dining room/living room (28,8 m<sup>2</sup>) with fireplace (insert stove), sas (7.5 m<sup>2</sup>), shower room (3 m<sup>2</sup>), hallway (3 m<sup>2</sup>), laundry room, toilet.

Attached Garage (17,2 m<sup>2</sup>)

Has the floor : landing (4.5 m<sup>2</sup>), gallery (5,6 m<sup>2</sup>), 3 bedrooms of about 12.3 m<sup>2</sup>, 10 m<sup>2</sup> and 24.6 m<sup>2</sup> (of which 2 in a row)

Double glazed PVC (+ blinds, mosquito nets and electric Heating insert).

Everything in the sewer. The roof of the house redone in 1997.

Garden, non-adjacent of approximately 280 m<sup>2</sup> with a stone shelter.

