



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 5746

• House - Villeréal •



## DETAILS

**Land surface:** 2942 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 0

**Type of heating:** Wood + Electric

**Drainage/sewage:** Septic tank

**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** No work

**Fireplace:** Yes open hearth

**Built:** 1983

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, traditional house, Périgord style, built in 1983, with garage and garden

112 m<sup>2</sup> living

2 942 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

217 300 €

Agency fees: 6 % VAT included\*

Price without fees: 205 000 €

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





# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

## • Description ref n°5746 •

Traditional house built in 1983, comprising: fitted kitchen of 31.8 m<sup>2</sup> (high and low furniture, electric oven, gas hob, extractor) with insert fireplace and terracotta floor, living / dining room (approximately 30 m<sup>2</sup>) overlooking covered terrace, 2 steps allow access to the hallway, 3 bedrooms of 12.8; 11.3 and 12 m<sup>2</sup> (parquet floor), bathroom of 3.9 m<sup>2</sup> (2 sinks, bath + shower), separate toilet.

Electric heating + insert

Single glazed wooden windows.

Attached garage with sink and shower (19.2 m<sup>2</sup>)

Shady garden (magnificent trees) with well

