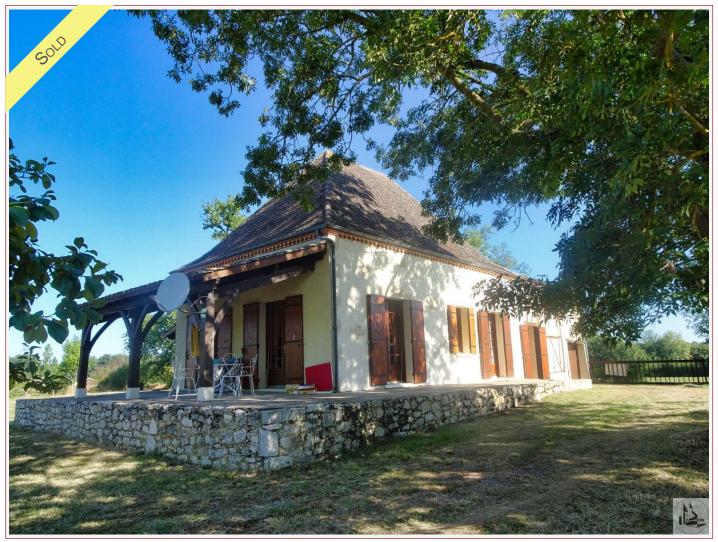


## Agence Immobilière Valadié

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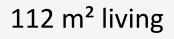
Ref : 5746

• House - Villeréal •



DETAILS		Logement économe
Land surface: 2942 m <sup>2</sup>	Swimming pool: No	S1 à 90 B DPE en cours
Number of bedrooms: 3	Ground floor living: Yes	91 à 150 C
Number of levels: 0 Work needed: No work	Work peeded: No work	151 à 230 D
	Work needed. No work	231 à 330 E
Type of heating: Wood + Electric	Fireplace: Yes open hearth	331 à 450 F
Drainage/sewage: Septic tank	<b>Built:</b> 1983	> 450 G
		Logement énergivore

5 minutes from Villeréal, traditional house, Périgord style, built in 1983, with garage and garden



2 942 m<sup>2</sup>

Non-binding document

- 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

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## • Description ref n°5746 •

Traditional house built in 1983, comprising: fitted kitchen of 31.8 m2 (high and low furniture, electric oven, gas hob, extractor) with insert fireplace and terracotta floor, living / dining room (approximately 30 m2) overlooking covered terrace, 2 steps allow access to the hallway, 3 bedrooms of 12.8; 11.3 and 12 m2 (parquet floor), bathroom of 3.9 m2 (2 sinks, bath + shower), separate toilet.

Electric heating + insert Single glazed wooden windows.

Attached garage with sink and shower (19.2 m2)

Shady garden (magnificent trees) with well











