



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 5766

• House - Villeréal •



## DETAILS

**Land surface:** 2823 m<sup>2</sup>

**Number of bedrooms:** 5

**Number of levels:** 1

**Type of heating:** Electric

**Drainage/sewage:** Pit all waters

**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Second work

**Fireplace:** Yes closed hearth

**Built:** 1974

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 countryside a few minutes from Villeréal - A Périgourdine type house built in 1974 on 2 levels and a basement. A living area of approximately 165 m<sup>2</sup> and 130 m<sup>2</sup> in the basement. A garden of approximately 2800 m<sup>2</sup>.

165 m<sup>2</sup> living

2 823 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

222 600 €

Agency fees: 6 % VAT included\*

Price without fees: 210 000 €

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



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## • Description ref n°5766 •

Large family house with a living area of approximately 165 m<sup>2</sup>, comprising:

- An entrance of approximately 8.5 m<sup>2</sup>, tiled floor, double door and cupboards
- A kitchen of approximately 16 m<sup>2</sup>, tiled floor, an open fireplace, fitted kitchen with cupboards, sink, induction hob, oven, extractor.
- A living room of approximately 34.8 m<sup>2</sup> with 2 French windows, a fireplace fitted with an insert.
- A distribution corridor of approximately 18.8 m<sup>2</sup> in the shape of an L serving:
  - a hall / office of approximately 3.8 m<sup>2</sup>, linoleum on the ground.
  - A separate toilet
  - A bathroom of approximately 5.8 m<sup>2</sup>, bath, bidet, sink, tiled floor and earthenware on the walls.
  - A bedroom of approximately 11.2 m<sup>2</sup>, linoleum on the floor, cupboards.
  - A bedroom of approximately 11.9 m<sup>2</sup>, lino on the floor,
  - A bedroom of approximately 11.5 m<sup>2</sup>, linoleum on the floor.

Upstairs :

- A landing of approximately 6 m<sup>2</sup> with carpet on the floor
- A bedroom of approximately 15.5 m<sup>2</sup>, carpeted floor.
- A bedroom of approximately 16.8 m<sup>2</sup> with fitted carpet and cupboards.
- A bathroom of approximately 4.5 m<sup>2</sup>, tiled floor, toilet and shower. A closet.

Observation of the house:

- Electric and wood heating.
- Wooden joinery with double glazing from the 1980s, wooden shutters.
- Non-compliant septic tank sanitation

Exterior:

- A garden of approximately 2800 m<sup>2</sup>, pretty wooded park with fruit trees.

