



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 5766

• House - Villeréal •



DETAILS

Land surface: 2823 m²

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 m² and 130 m² in the basement. A garden of approximately 2800 m².

165 m² living

2 823 m²

- 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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Large family house with a living area of approximately 165 m², comprising:

- An entrance of approximately 8.5 m², tiled floor, double door and cupboards
- A kitchen of approximately 16 m², tiled floor, an open fireplace, fitted kitchen with cupboards, sink, induction hob, oven, extractor.
- A living room of approximately 34.8 m² with 2 French windows, a fireplace fitted with an insert.
- A distribution corridor of approximately 18.8 m² in the shape of an L serving:
 - a hall / office of approximately 3.8 m², linoleum on the ground.
 - A separate toilet
 - A bathroom of approximately 5.8 m², bath, bidet, sink, tiled floor and earthenware on the walls.
 - A bedroom of approximately 11.2 m², linoleum on the floor, cupboards.
 - A bedroom of approximately 11.9 m², lino on the floor,
 - A bedroom of approximately 11.5 m², linoleum on the floor.

Upstairs :

- A landing of approximately 6 m² with carpet on the floor
- A bedroom of approximately 15.5 m², carpeted floor.
- A bedroom of approximately 16.8 m² with fitted carpet and cupboards.
- A bathroom of approximately 4.5 m², 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 m², pretty wooded park with fruit trees.

