



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 5817

• House - Villeréal •



## DETAILS

**Land surface:** 1000 m<sup>2</sup>

**Number of bedrooms:** 2

**Number of levels:** 0

**Type of heating:** Wood

**Drainage/sewage:** Everything in the sewer

**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** Finitions / Décoration

**Fireplace:** Yes closed hearth

**Built:** 1850

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

A single storey stone house of approximately 95 m<sup>2</sup> of living space with 2 bedrooms and 2 bathrooms, a garden with vegetable patch and an adjoining barn.

95 m<sup>2</sup> living

1 000 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

212 000 €

Agency fees: 6 % VAT included\*

Price without fees: 200 000 €

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



# Agence Immobilière Valadié

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## • Description ref n°5817 •

A single storey stone house with a living area of approximately 95 m<sup>2</sup> including:

- an entrance hall of approximately 6.4 m<sup>2</sup>, tiled floor,
  - a living room / kitchen / dining room of approximately 44.3 m<sup>2</sup> with a wood stove, tiled floor, exposed stone walls.
  - a distribution corridor of approximately 3.4 m<sup>2</sup>, tiled floor, leading to,
  - a bedroom of about 14 m<sup>2</sup>, imitation wood tiling on the floor,
  - a bathroom of approximately 3.2 m<sup>2</sup> with toilet, sink and shower,
  - a bedroom of approximately 24.3 m<sup>2</sup> with an open bathroom (double sink, bath, wc, towel dryer). A wood stove.
  - A veranda of approximately 19.7 m<sup>2</sup>, accessible from the entrance hall, a well, concrete floor
  - a room for a future laundry room of approximately 8.6 m<sup>2</sup>, concrete floor.
  - a workshop of about 14 m<sup>2</sup>, concrete floor (cumulus).
- Single glazed wooden joinery, wooden shutters.
  - Sanitation by mains drainage
  - Wood heating and possibility of putting electric radiators in all the rooms.
  - Electricity redone.
  - Property tax: 360 €

### Outside :

- a stone barn and breeze blocks, dirt floor.
- a limestone terrace
- a fenced garden.

