



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 5843

• House - Villeréal •



## DETAILS

**Land surface:** 75 m<sup>2</sup>

**Number of bedrooms:** 4

**Number of levels:** 1

**Type of heating:** Fuel oil

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

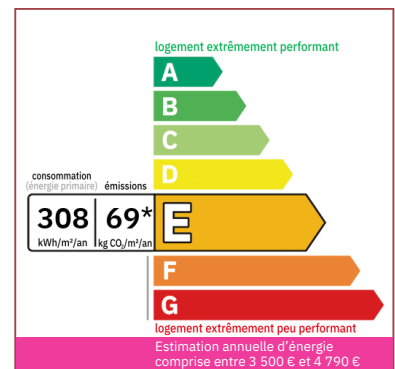
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** Yes open hearth

**Built:** Not specified



In the heart of the village, large village house built in the years 75/80, in perfect condition, with garage and terraces

182 m<sup>2</sup> living

75 m<sup>2</sup>

- Villeréal -

17 place de la Halle

47210 Villeréal

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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°5843 •

Village house built in the years 75/80, on 2 levels including:

- on the ground floor: entrance to lounge / living room (36.3 m<sup>2</sup>) fireplace (insert), fitted kitchen of approximately 21.6 m<sup>2</sup> (electric hob, extractor, oven, furniture), airlock (12 m<sup>2</sup>), office (8.4 m<sup>2</sup>), boiler room (6.6 m<sup>2</sup>), garage (22.2 m<sup>2</sup>)

- on the 1st floor: landing / distribution corridor (13.5 m<sup>2</sup>), 4 bedrooms of approximately 23.7 m<sup>2</sup>; 16.1 m<sup>2</sup>; 18.1 m<sup>2</sup> and 13.5 m<sup>2</sup> (one with a toilet and basin. 3 with a cupboard), bathroom (with sink, bath, bidet), w.c. 2 paved terraces (at the front and back of the house)

Oil fired central heating. PVC double glazing. Wood shutters. Careful owners.

