



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 5874

• House - Villeréal •



DETAILS

Land surface: 3652 m²

Number of bedrooms: 4

Number of levels: 2

Type of heating: Electric

Drainage/sewage: Septic tank

Swimming pool: No

Ground floor living: No

Work needed: No work

Fireplace: Yes closed hearth

Built: Not specified

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

Beautiful family house at the gates of Villeréal in a quiet location, with 4 bedrooms and a plot of 3652 m² fully fenced. Shops within walking distance.

200 m² living

3 652 m²

- Villeréal -

17 place de la Halle

47210 Villeréal

Tel : 05 53 36 08 27

villereal@valadie-immobilier.com

Price fees included

187 000 €

Agency fees: 6,9 % VAT included*

Price without fees: 175 000 €

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



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Residential house on 3 levels in Villeréal.

On the ground floor:

a reception room of 19 m² currently used as a TV room, a large distribution corridor of 18 m² serving the different parts of the house, a kitchen of 16 m², WC, living room of 23 m², library of 20 m², dressing room 3.5 m², ground floor bedroom with an area of 15 m².

First floor:

the first floor is accessible by a large wooden staircase from a hall in old cement tiles. Upstairs a distribution landing of 6m² with fitted carpet, a first bedroom (south) of 17.4 m² with carpet on the floor and a sink, a second bedroom (north) of 19 m² with shower, wc, bathroom sink.

On the second floor: attic converted into two separate rooms. One of them is counted as the fourth bedroom. The whole of the attic is 40 m².

Attached garage of 75 m² with workshop and storage space.

Double glazing pvc throughout.

Electric roller shutters.

Outdoor terrace of 22 m² with concrete slabs.

Land of 3652 m² with well.

All shops on foot (700m).

