Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 5908 • House - Villeréal •



DETAILS

Land surface: 20 m²

Number of bedrooms: 5

Number of levels: 2

Type of heating: Electric

Drainage/sewage: Everything in the sewer

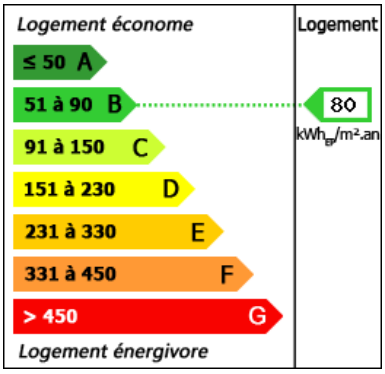
Swimming pool: No

Ground floor living: No

Work needed: Finitions / Décoration

Fireplace: Yes closed hearth

Built: Not specified



At the heart of a dynamic village, all shops within walking distance, large house approximately 162 m2 of habitable surface. Terrace on the first floor. Possibility to create 2 dwellings. Perfect for an investor!

168 m² living

20 m²

Non-binding document

- Villeréal -
17 place de la Halle
47210 Villeréal
Tel : 05 53 36 08 27
villereal@valadie-immobilier.com

Price fees included

181 900 €

Agency fees: 7 % VAT included*
Price without fees: 170 000 €

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

Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

• Description ref n°5908 •

The house is open on two streets. The total living area of 162 m2 about
Entrance from the rear :
- a kitchen of 14.7 m2 approximately, fitted out with cupboards below, sink, extractor hood, gas hob, oven. A small storeroom is a sequel to this kitchen, of 2.2 m2.
- a living room of 23,2 m2, with a fireplace built, fitted with an insert.
- a clearance of 6.1 m2, serving :
- w. c separated
- a storage room of storage under the stairs in the concrete of 2.2 m2
- a second storage room of 2,4 m2.
Since this release, a cage of concrete staircase serving the first floor.
Has the floor :
- a level of 4.7 m2
- a room of tablet 11.06 m2, with a door-window giving on the covered terrace.
- a bedroom of 11.4 m2 approximately, with a cupboard and a door-window giving on the covered terrace.
- Between these two rooms a corridor of distribution gives access directly onto the covered terrace.
Covered terrace area 16.3 m2, overlooking the back street.
- a w. c separate of 1.3 m2.
- a bathroom of 3 m2 : basin, shower, bath, bidet, built-in wardrobes and vmc.
- a second corridor of distribution (7.5 m2 approximately) to :
- access to the attic by a staircase in the concrete. Attic of 65 m2 equipped with a height under ceiling of 4m. Frame in good condition. 2 windows. A second part of 30 m2 non-developable.
- a bedroom of 13.6 m2 with a height of 2 steps. A bathroom en-suite of 2.5 m2 with a washbasin and a bidet.
- a bathroom of 5.9 m2, with a sink, a bathtub/shower, built-in wardrobes, vmc.
- a w. c separated.
- a bedroom of 10.7 m2, with fitted wardrobes and a door-window giving on a balcony.
- a bedroom of 10.9 m2 approximately, with a door-window opening onto the same balcony.

From the hallway, a wooden staircase winding down to a living room 23.7 m2 approximately, one step separates the room in two. There is an open fireplace and a door-







