



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 5908

• House - Villeréal •



## DETAILS

**Land surface:** 20 m<sup>2</sup>

**Number of bedrooms:** 5

**Number of levels:** 2

**Type of heating:** Electric

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

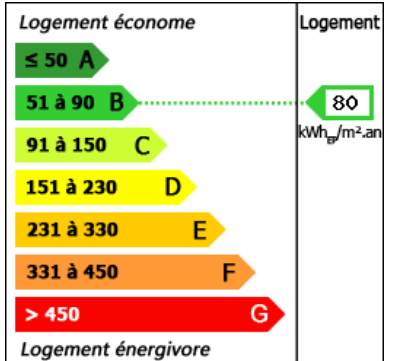
**Swimming pool:** No

**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 m<sup>2</sup> of habitable surface. Terrace on the first floor. Possibility to create 2 dwellings. Perfect for an investor!

168 m<sup>2</sup> living

20 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

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 m<sup>2</sup> about

Entrance from the rear :

- a kitchen of 14.7 m<sup>2</sup> approximately, fitted out with cupboards below, sink, extractor hood, gas hob, oven. A small storeroom is a sequel to this kitchen, of 2.2 m<sup>2</sup>.
- a living room of 23,2 m<sup>2</sup>, with a fireplace built, fitted with an insert.
- a clearance of 6.1 m<sup>2</sup>, serving :
- w. c separated
- a storage room of storage under the stairs in the concrete of 2.2 m<sup>2</sup>
- a second storage room of 2,4 m<sup>2</sup>.

Since this release, a cage of concrete staircase serving the first floor.

Has the floor :

- a level of 4.7 m<sup>2</sup>
  - a room of tablet 11.06 m<sup>2</sup>, with a door-window giving on the covered terrace.
  - a bedroom of 11.4 m<sup>2</sup> 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 m<sup>2</sup>, overlooking the back street.

- a w. c separate of 1.3 m<sup>2</sup>.
- a bathroom of 3 m<sup>2</sup> : basin, shower, bath, bidet, built-in wardrobes and vmc.
- a second corridor of distribution (7.5 m<sup>2</sup> approximately) to :
- access to the attic by a staircase in the concrete. Attic of 65 m<sup>2</sup> equipped with a height under ceiling of 4m. Frame in good condition. 2 windows. A second part of 30 m<sup>2</sup> non-developable.
- a bedroom of 13.6 m<sup>2</sup> with a height of 2 steps. A bathroom en-suite of 2.5 m<sup>2</sup> with a washbasin and a bidet.
- a bathroom of 5.9 m<sup>2</sup>, with a sink, a bathtub/shower, built-in wardrobes, vmc.
- a w. c separated.
- a bedroom of 10.7 m<sup>2</sup>, with fitted wardrobes and a door-window giving on a balcony.
- a bedroom of 10.9 m<sup>2</sup> approximately, with a door-window opening onto the same balcony.

From the hallway, a wooden staircase winding down to a living room 23.7 m<sup>2</sup> approximately, one step separates the room in two. There is an open fireplace and a door-

