



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6116

• House - Villeréal •



## DETAILS

**Land surface:** 0 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 1

**Type of heating:** Pompe à chaleur

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

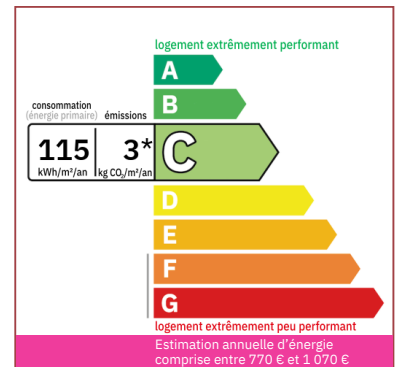
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** Yes closed hearth

**Built:** 1948



In the heart of the village, shops nearby, village house offering the possibility of making 2 accommodations. Ideal for a rental investment.

110 m<sup>2</sup> living

No field

- Villeréal -

17 place de la Halle

47210 Villeréal

Tel : 05 53 36 08 27

villereal@valadie-immobilier.com

Price fees included

119 000 €

Agency fees: 8,2 % VAT included\*

Price without fees: 110 000 €

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



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## • Description ref n°6116 •

Terraced village house comprising:

- On the ground floor: entrance (13.3 m<sup>2</sup>) with access staircase to the first floor, 2 rooms (one formerly used as a kitchen - 24.9 m<sup>2</sup> and 10.8 m<sup>2</sup>), a bedroom with its bathroom - sink, shower, wc - (26.5 m<sup>2</sup>).

- On the first floor: kitchen (33 m<sup>2</sup>) with hob, oven, extractor and an old condemned fireplace, hallway, living room (17 m<sup>2</sup>) without window, 2 bedrooms with cupboard (13.6 and 12.3 m<sup>2</sup>), bathroom water (3.4 m<sup>2</sup>) with sink and shower, wc with laundry area (2.8 m<sup>2</sup>)

On the second floor: partly convertible attic.

Central heating supplied by heat pump (for the 1st floor and the bedroom on the ground floor) Thermodynamic water heater. Photovoltaic panels (electricity sold to EDF)

2 access stairs to the first floor.

