



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6216

• Building - Villeréal •



## DETAILS

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

**Number of bedrooms:** 6

**Number of levels:** 1

**Type of heating:** Electric

**Drainage/sewage:** Not specified

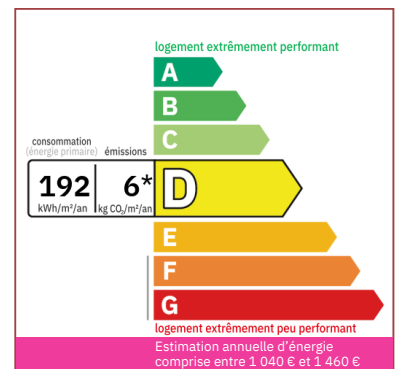
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Second work

**Fireplace:** No

**Built:** Not specified



Close to shops, in an active village, building comprising 3 apartments: 2 of them are currently rented. The third requires work to be rented in turn.

231 m<sup>2</sup> living

No field

- Villeréal -

17 place de la Halle

47210 Villeréal

Tel : 05 53 36 08 27

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Price fees included

160 500 €

Agency fees: 7 % VAT included\*

Price without fees: 150 000 €

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





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## • Description ref n°6216 •

Building with 3 apartments:

- Apartment No. 1 (on the 1st floor): fitted kitchen (25.1 m<sup>2</sup>), living room (16.7 m<sup>2</sup>), 2 bedrooms (16.1 and 13 m<sup>2</sup>), bathroom (shower and washbasin) approximately 4.7m<sup>2</sup>, w.c, laundry room (7.6 m<sup>2</sup>)

This apartment N°1 is currently rented 510€ / month.

- Apartment No. 2 (on the ground floor): Kitchen open to living room (approximately 40 m<sup>2</sup>), living room (13.9 m<sup>2</sup>), bedroom (16.6 m<sup>2</sup>), shower room (2, 3 m<sup>2</sup>), toilet. Laundry room. Storage room/cellar. Covered inner courtyard (14.3 m<sup>2</sup>)

This apartment N°2 is not rented and requires work (damp treatment)

The apartments above have electric heating and partial PVC double glazing (some windows are single glazed wood)

- Apartment N°3 composed of:

on the ground floor: kitchen/living room (32.8 m<sup>2</sup>), bathroom (3.2 m<sup>2</sup>), w.c and upstairs: (floor to the ground) hallway (1.8 m<sup>2</sup>), 3 bedrooms ( 13.9, 17.3 and 9.1 m<sup>2</sup>)

This last accommodation is currently rented 510€/month.

