



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6493

• House - Villeréal •



## DETAILS

**Land surface:** 2061 m<sup>2</sup>

**Number of bedrooms:** 5

**Number of levels:** 1

**Type of heating:** Fuel oil

**Drainage/sewage:** Septic tank

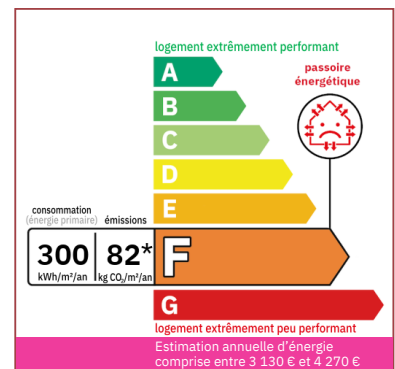
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Second work

**Fireplace:** Yes open hearth

**Built:** Not specified



10 min from shops, house with basement composed of 2 independent dwellings and with a magnificent garden with trees

120 m<sup>2</sup> living

2 061 m<sup>2</sup>

- Villeréal -

17 place de la Halle

47210 Villeréal

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Price fees included

139 000 €

Agency fees: 6,9 % VAT included\*

Price without fees: 130 000 €

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





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## • Description ref n°6493 •

House on basement offering 2 dwellings:

- the first, on the ground floor (finished basement of approximately 60 m<sup>2</sup>): kitchen (8.4 m<sup>2</sup>), living room (19.6 m<sup>2</sup>), 2 bedrooms (12.1 and 13.5 m<sup>2</sup>), bathroom of about 3.2 m<sup>2</sup> (sink and shower), w.c. Boiler room / workshop (18.5 m<sup>2</sup>)

- the second of about 60 m<sup>2</sup>, upstairs (accessible from inside and outside): distribution corridors (5.3 and 4.3 m<sup>2</sup>), kitchen (11.4 m<sup>2</sup>), living room (18 m<sup>2</sup>) with fireplace (no longer used), 3 bedrooms (9.9; 8.9 and 9.6 m<sup>2</sup>) bathroom of approximately 3.5 m<sup>2</sup> (sink and shower), toilet. Terrace.

Oil fired central heating. Mainly single-glazed wooden windows on the ground floor and over-glazing in the bedrooms upstairs.

Wooden garden shed.

Magnificent garden with trees and flowers.

