



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6556

• House - Villeréal •



## DETAILS

**Land surface:** 19830 m<sup>2</sup>

**Number of bedrooms:** 2

**Number of levels:** 0

**Type of heating:** Gaz + cheminée

**Drainage/sewage:** Septic tank

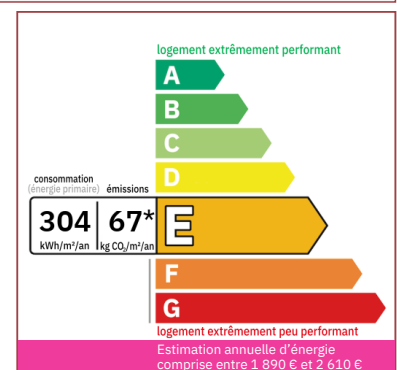
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Second work

**Fireplace:** Yes open hearth

**Built:** Not specified



Barely 5 minutes from Villeréal and yet in a quiet location, country house, almost on one level (only 2 steps), ideal as a second home or likely to become a comfortable main house.

100 m<sup>2</sup> living

19 830 m<sup>2</sup>

- Villeréal -

17 place de la Halle

47210 Villeréal

Tel : 05 53 36 08 27

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Price fees included

233 200 €

Agency fees: 6 % VAT included\*

Price without fees: 220 000 €

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



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## • Description ref n°6556 •

Country house renovated in the late 1970s, early 1980s, consisting of a large living room with cathedral ceiling (58.8 m<sup>2</sup>) with open kitchen of approximately 11.6 m<sup>2</sup> (a fireplace - open hearth on 2 sides, separates the kitchen and the living room), cellar of approximately 3.3 m<sup>2</sup> (with boiler), 2 bedrooms (10.7 and 9.8 m<sup>2</sup>), bathroom of 5.5 m<sup>2</sup> (sink, bath and bidet), w.c.

2 large covered terraces (one facing East is tiled. The other facing South is wooden)

Gas central heating (with 2 bottles) Single glazed wooden windows. Water softener.

Detached garage of 20.5 m<sup>2</sup> (with shelter for gas bottles)

Large ground partly sported with a majority in meadow.

