



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6649

• House - Villeréal •



## DETAILS

**Land surface:** 3866 m<sup>2</sup>

**Number of bedrooms:** 2

**Number of levels:** 0

**Type of heating:** Gas

**Drainage/sewage:** Septic tank

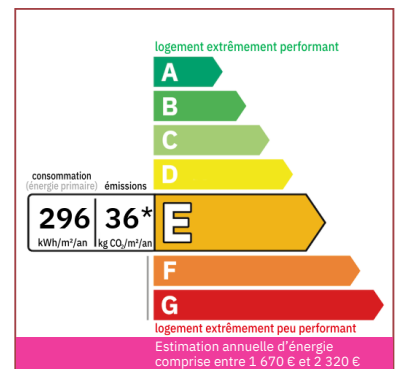
**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** No work

**Fireplace:** Yes closed hearth

**Built:** 1970



A single-storey house (from 1976) between Villeréal and Monflanquin, with a lovely view of the surrounding countryside. 2 bedrooms, a bathroom, 2 garages and garden all around.

93 m<sup>2</sup> living

3 866 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

192 600 €

Agency fees: 7 % VAT included\*

Price without fees: 180 000 €

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





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## • Description ref n°6649 •

A house with a living area of approximately 93 m<sup>2</sup>, on one level, built in the 1970s including:

- A covered tiled terrace, 2m x 13m.
- An entrance hall of approximately 16 m<sup>2</sup>, floating parquet flooring and L-shaped distribution corridor.
- A living room of approximately 25.4 m<sup>2</sup>, floating parquet flooring, a fireplace equipped with an insert, two French windows opening onto the covered terrace.
- A kitchen of approximately 15.2 m<sup>2</sup>, floating parquet flooring, low cupboards, 2 windows, sink, wood stove.
- A bedroom of approximately 16 m<sup>2</sup> with cupboards, floating parquet flooring, tapestries on the walls.
- A bathroom of approximately 6.7 m<sup>2</sup>, tiled floor, earthenware walls, walk-in shower, sink, VMC, a window.
- A separate toilet of approximately 2 m<sup>2</sup>, linoleum on the floor, vmc, a window.
- A bedroom of approximately 15.7 m<sup>2</sup>, parquet flooring.

Information elements:

- Wooden joinery with single glazing and wooden shutters.
- Gas central heating with a buried cistern.
- Wood heating also with the insert in the living room.
- Sanitation by a non-compliant septic tank, grease trap (emptied in the spring.)
- Property tax: €431 in 2022
- Fiber connected.

Adjoining the house:

- A laundry/boiler room of approximately 16.2 m<sup>2</sup>, sink, cupboards.
- A garage of approximately 20.7 m<sup>2</sup>, cement floor.
- A workshop of approximately 18.7 m<sup>2</sup>, cement floor.

Outside :

- A woodshed of approximately 12.5 m<sup>2</sup>.
- A permanent outbuilding with a garage of approximately 28.4 m<sup>2</sup>, cement floor + mezzanine.
- A henhouse.
- Fenced garden
- Land of approximately 3600 m<sup>2</sup>.

