



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6649

• House - Villeréal •



DETAILS

Land surface: 3866 m²

Number of bedrooms: 2

Number of levels: 0

Type of heating: Gas

Drainage/sewage: Septic tank

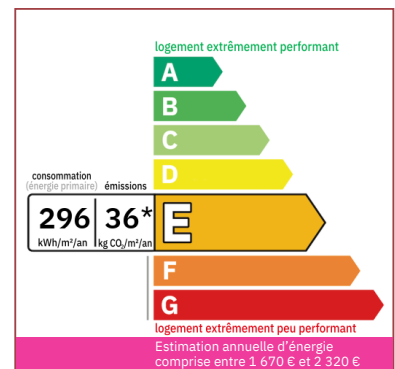
Swimming pool: No

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 m² living

3 866 m²

- Villeréal -

17 place de la Halle

47210 Villeréal

Tel : 05 53 36 08 27

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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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A house with a living area of approximately 93 m², on one level, built in the 1970s including:

- A covered tiled terrace, 2m x 13m.
- An entrance hall of approximately 16 m², floating parquet flooring and L-shaped distribution corridor.
- A living room of approximately 25.4 m², floating parquet flooring, a fireplace equipped with an insert, two French windows opening onto the covered terrace.
- A kitchen of approximately 15.2 m², floating parquet flooring, low cupboards, 2 windows, sink, wood stove.
- A bedroom of approximately 16 m² with cupboards, floating parquet flooring, tapestries on the walls.
- A bathroom of approximately 6.7 m², tiled floor, earthenware walls, walk-in shower, sink, VMC, a window.
- A separate toilet of approximately 2 m², linoleum on the floor, vmc, a window.
- A bedroom of approximately 15.7 m², 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 m², sink, cupboards.
- A garage of approximately 20.7 m², cement floor.
- A workshop of approximately 18.7 m², cement floor.

Outside :

- A woodshed of approximately 12.5 m².
- A permanent outbuilding with a garage of approximately 28.4 m², cement floor + mezzanine.
- A henhouse.
- Fenced garden
- Land of approximately 3600 m².

