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

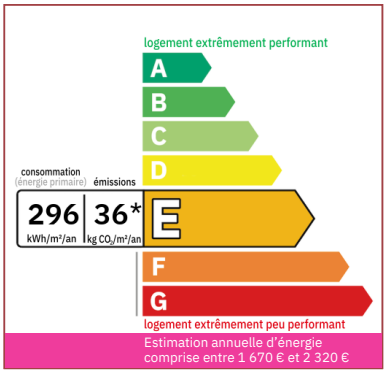
Swimming pool: No

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

Non-binding document

- 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 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.





