



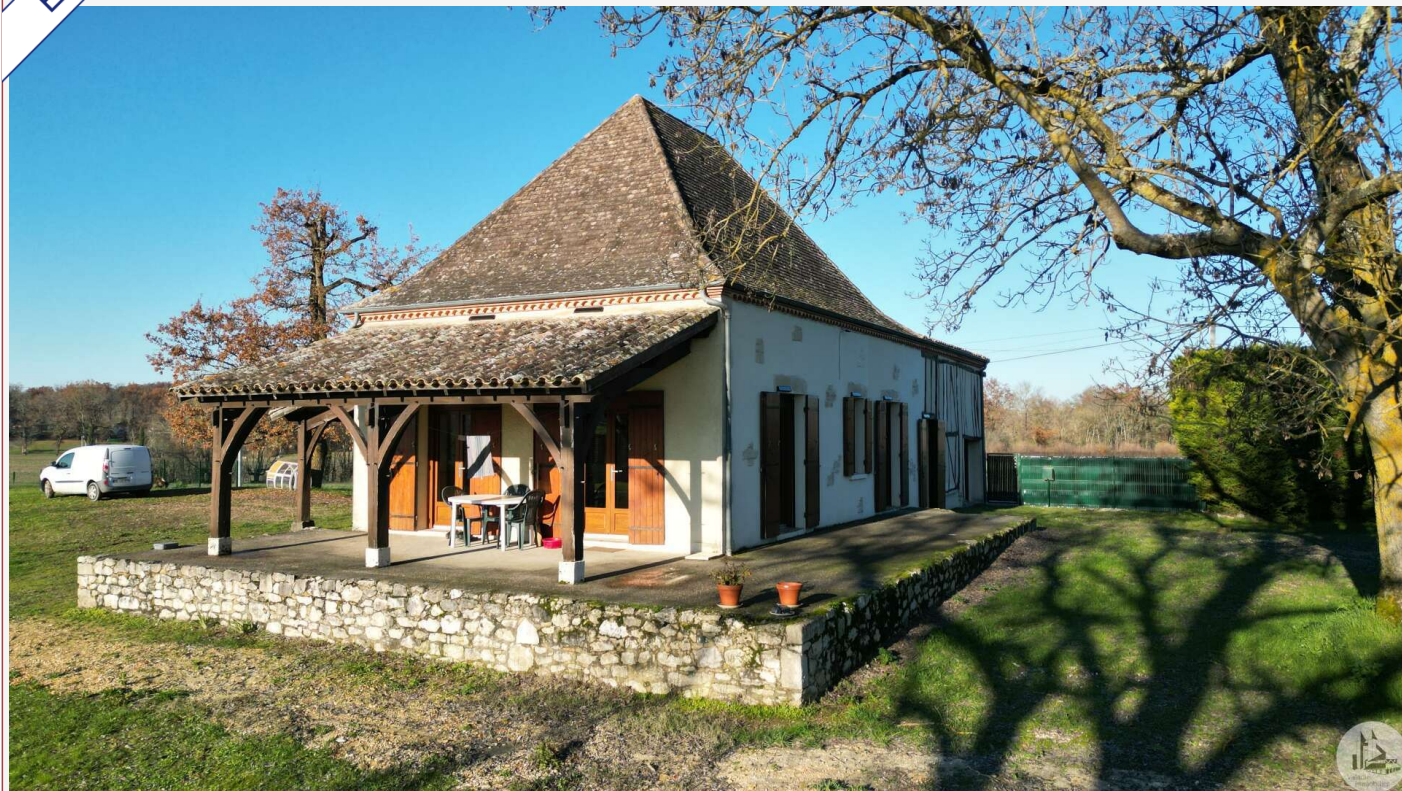
# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6780

• House - Villeréal •

EXCLUSIVE



## DETAILS

**Land surface:** 2942 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 0

**Type of heating:** Wood + Electric

**Drainage/sewage:** Septic tank

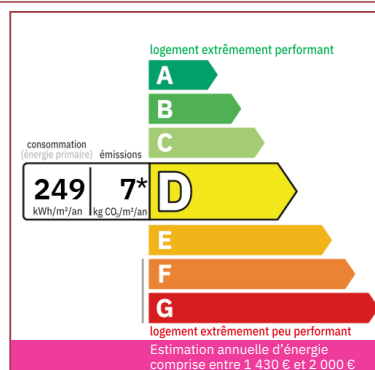
**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** No work

**Fireplace:** Yes closed hearth

**Built:** Not specified



Comfortable traditional Perigord-style house, fully restored, built in the 1980s, with wooded and fenced garden, less than 10 minutes from the village of Villeréal. Not overlooked.

112 m<sup>2</sup> living

2 942 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

265 000 €

Agency fees: 6 % VAT included\*

Price without fees: 250 000 €

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





# Agence Immobilière Valadié

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## • Description ref n°6780 •

Traditional house built in 1983, and having recently been improved by work making it more comfortable, including: fitted kitchen (upper and lower units, electric oven, gas hob, hood) with insert fireplace, living / dining room opening onto covered terrace ), 2 steps provide access to the hallway, 3 bedrooms, bathroom (2 sinks, bathtub + shower), separate toilet.

Attached garage with sink and shower.

Reversible air conditioning in the living room, lounge and hallway. Insulation redone in 2023 (in the attic)

Double glazing throughout the house, solar roller shutters. (Work carried out by local craftsmen) Fiber installed

Mosquito nets on all joinery.

Well with pump. Fenced and shaded park.

