

Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref: 6798

• House - Fumel •



DETAILS

Land surface: 625 m²

Number of bedrooms: 4

Number of levels: 1

Type of heating: Gas

Drainage/sewage: Everything in the sewer

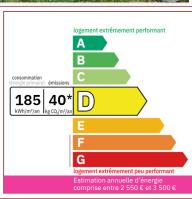
Swimming pool: No

Ground floor living: Yes

Work needed: Finitions / Décoration

Fireplace: No

Built: 1970



500m from shops and close to services, a house from the 1970s with a basement converted into a second apartment. 5 bedrooms, 2 kitchens, balcony, veranda, garage.

200 m² living

625 m²

- Villeréal -17 place de la Halle 47210 Villeréal

Tel: 05 53 36 08 27 villereal@valadie-immobilier.com

Price fees included

181 900 €

Agency fees: 7 % VAT included* Price without fees: 170 000 €

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

Non-binding document



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• Description ref n°6798 •

A house with a living area of approximately 200 m2, on basement with stone base, including:

- An entrance hall/corridor of approximately 15.6 m2, marbled tiled floor, cupboard.
- A living/dining room of approximately 35.8 m2 in an L shape, tiled floor, several openings.
- A living room of approximately 14 m2 with a French window opening onto a balcony, a fireplace.
- A kitchen of approximately 10.5 m2, tiled floor.
- A bathroom of approximately 10.4 m2, tiled floor, cupboards, sink, walk-in shower.
- A separate toilet
- A bedroom of approximately 14 m2, floating floors, cupboards.
- A corridor of approximately 3 m2
- A bedroom of approximately 16.10 m2, carpeted floor, cupboards.

From the entrance hall, a door leading to the basement. In the basement :

- A tiled garage of approximately 28 m2.
- A distribution corridor of approximately 7.2 m2
- A bedroom of approximately 14.5 m2, tiled floor.
- A connected room/bedroom of approximately 14.8 m2, tiled floor.
- A hallway/corridor of approximately 15 m2, tiled floor.
- A bathroom of approximately 3.4 m2 with toilet, sink and tiled floor.
- A boiler room of approximately 10 m2 with a shower and access to the rear of the garden.
- A kitchen of approximately 9.3 m2, tiled floor, fitted kitchen.
- A living room of approximately 16 m2, tiled floor.
- A veranda of approximately 12.2 m2.

Further information:

- Aluminum joinery with double glazing for some and wood and single glazing for others. Louver type wooden shutter.
- City gas central heating with cast iron radiators.
- Sanitation by mains drainage.

A garden all around the house.







