



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6817

• House - Villeréal •



## DETAILS

**Land surface:** 25 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 1

**Type of heating:** Wood + Electric

**Drainage/sewage:** Everything in the sewer

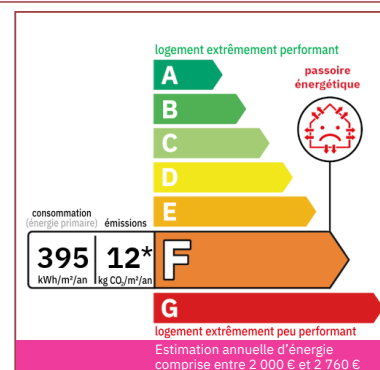
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Second work

**Fireplace:** Yes open hearth

**Built:** Not specified



In the heart of the village, old terraced house to renovate, with undeniable development potential, and with a courtyard and a shelter at the back. Suitable for an investment or a comfortable home, after work.

96 m<sup>2</sup> living

25 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

88 000 €

Agency fees: 10 % VAT included\*

Price without fees: 80 000 €

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



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## • Description ref n°6817 •

A village house terraced on both sides, in stone on two levels with a living area of approximately 96 m<sup>2</sup>, including:

- An entrance/corridor of approximately 6.6 m<sup>2</sup>, tiled floor with cement tiles.
- A living room of approximately 15.07 m<sup>2</sup>, wooden floor, a decorative marble fireplace in a corner.
- A kitchen/dining room of approximately 24.5 m<sup>2</sup>, terracotta floor tiles, a fireplace with a wood stove. Kitchen fitted with a sink. A French window opening onto an interior courtyard (with a well)
- A bathroom of approximately 4.2 m<sup>2</sup>, equipped with a toilet, a shower, a sink, cumulus, tiled floor.

Upstairs: (served by a wooden staircase)

- A distribution corridor of approximately 4.6 m<sup>2</sup>, parquet flooring.
- A bedroom of approximately 12.3 m<sup>2</sup>, wooden floor, cupboards, a French window opening onto a terrace and a door giving access to an attic.
- A bedroom of approximately 11.3 m<sup>2</sup>, floor to ground. No window.
- A bedroom of approximately 14.9 m<sup>2</sup>, a decorative fireplace, wooden floors, a window overlooking the street.

N.B: Presence of old electric convectors and a wood stove no longer used for a long time: to be replaced.

- A storage room of approximately 3 m<sup>2</sup>, overlooking the rear alley.

