



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6936

• House - Villeréal •



DETAILS

Land surface: 41 m²

Number of bedrooms: 3

Number of levels: 2

Type of heating: Pompe à chaleur alimentant radiateurs

Drainage/sewage: Everything in the sewer

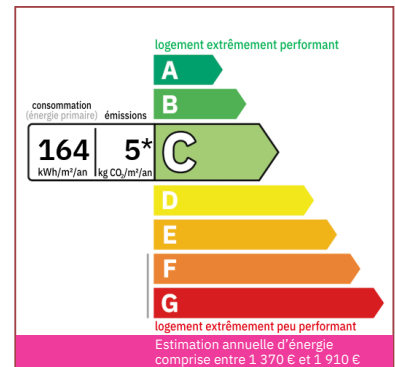
Swimming pool: No

Ground floor living: No

Work needed: Second work

Fireplace: Yes open hearth

Built: Not specified



In the heart of Villeréal, authentic stone house, having retained its character and benefiting from a courtyard and a terrace, not overlooked. Very rare. To visit without delay! Valadié agency exclusive.

134 m² living

41 m²

Non-binding document

- Villeréal -

17 place de la Halle

47210 Villeréal

Tel : 05 53 36 08 27

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Price fees included

254 400 €

Agency fees: 6 % VAT included*

Price without fees: 240 000 €

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



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• Description ref n°6936 •

Semi-detached and authentic stone house, comprising: an entrance of 6.45 m² which leads to a living room/living room with beautiful functional stone fireplace (35.7 m²), a kitchen of 16.16 m² and laundry room. Bathroom. Storage space under the stairs.

From the kitchen, there is access to a partly covered courtyard (41.20 m²) on 2 levels, and to the rear alley.

Upstairs: landing (13.53 m²) which leads to a terrace of 16 m², a bathroom with a toilet of 4.31 m², a large bedroom of 33.66 m², with fireplace (non-functional)

On the 2nd floor: landing (5.21 m²) leading to: a bedroom of 9.62 m², an office of 8 m² and a bathroom with toilet of 2.17 m². A converted attic space can be used for storage (under slope). The rooms on the second floor have roof windows (Velux type) and skylights.

Heating by heat pump (dating from around 2013) supplying radiators.

Roof remodeled and electricity redone in 2001/2002.

Insulation dating back approximately 15 years. Single glazed wooden windows.

Many old elements preserved: terracotta floor tiles, exposed beams and stones, fireplace, old sink, cupboards, stairs...

