



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6948

• House - Villeréal •



## DETAILS

**Land surface:** 6136 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 1

**Type of heating:** Fuel oil

**Drainage/sewage:** Septic tank

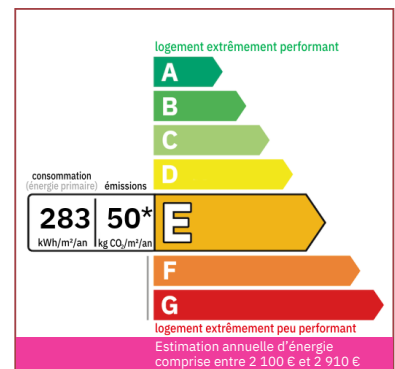
**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** No work

**Fireplace:** Yes closed hearth

**Built:** 1970



A house built in the 1970s of good quality, a living area of 120 m<sup>2</sup> approx. 3 bedrooms, a large living/dining room/kitchen. A beautiful wooded park with a large terrace.

120 m<sup>2</sup> living

6 136 m<sup>2</sup>

- Villeréal -

17 place de la Halle

47210 Villeréal

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Price fees included

219 750 €

Agency fees: 6 % VAT included\*

Price without fees: 207 311 €

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



# Agence Immobilière Valadié

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## • Description ref n°6948 •

House built in the 1970s on one level including:

- An entrance to a living room/dining room/kitchen of approx. 60 m2.
- An equipped kitchen (a hood, plate, dishwasher, sink, double tray), oak furniture, tiled worktop, tiled floor, a fireplace equipped with an insert. Several French windows opening onto the terrace.
- A corridor serving
- A bedroom of approx. 17 m2. very bright, 3 windows, floating parquet floor,
- A bathroom of approx. 6 m2. (bath, shower, bidet, sink)
- A bedroom of approx. 15 m2. with floating parquet floor.
- Independent toilet
- Staircase leading to the basement.

In the basement :

- Large garage for 2 vehicles
- A bedroom of approx. 12 m2. lino on the floor on concrete screed with a bathroom (fresh, wc, washbasin).
- Boiler room with a boiler (7 years old)

- Oil fired central heating
- Double glazed wooden joinery.
- Non-compliant septic tank sanitation.
- Property tax 825 €

Outside :

- A beautiful terrace of approx. 30 m2, tiled floor, with a lovely view of the park.
- Garden of 4208 m2 approx. planted with pretty oak.

