



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6960

• House - Villeréal •



## DETAILS

**Land surface:** 6 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 2

**Type of heating:** Electric

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

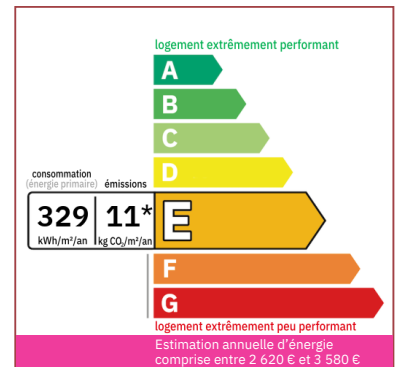
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** Yes open hearth

**Built:** 1900



Charming village house on 3 levels, with living room and fireplace on the ground floor, kitchen/dining room and patio. Upstairs, two bedrooms and a bathroom, and on the second floor, a third bedroom with adjoining bathroom.

146 m<sup>2</sup> living

6 m<sup>2</sup>

- Villeréal -

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Price fees included

189 925 €

Agency fees: 7 % VAT included\*

Price without fees: 177 500 €

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



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## • Description ref n°6960 •

Charming village house on three levels, offering a peaceful and authentic living environment, ideally nestled in the heart of the Bastide de Villeréal.

House with a living area of approximately 146 m<sup>2</sup> including:

On the ground floor :

- An entrance into a living room of approximately 29.7 m<sup>2</sup> with a fireplace, tiled floor, a staircase leading upstairs.
- A corridor of approximately 2.9 m<sup>2</sup> leading to a spacious kitchen/dining room of approximately 26.6 m<sup>2</sup>, stone walls, exposed beams. Kitchen fitted with low cupboards, and equipped with an oven, induction hob. The kitchen was redone 3 years ago.
- A pretty little patio of around 6 m<sup>2</sup>, paved on the ground.

Upstairs, a landing of approximately 8.3 m<sup>2</sup>, tiled floor, with the second staircase serving the second floor.

This landing leads to two comfortable bedrooms, one of approximately 18 m<sup>2</sup> with a French window giving access to a balcony, parquet flooring, a decorative fireplace.

The second bedroom of approximately 19.5 m<sup>2</sup>, bright, parquet flooring, old built cupboards, decorative brick fireplace.

- A corridor of approximately 6.8 m<sup>2</sup>, carpeted floor, a window opening onto the patio.
- A bathroom of approximately 4.3 m<sup>2</sup>, tiled floor, a bathtub, a toilet, a sink, a towel dryer, a window.

On the second floor, a third bedroom of approximately 25 m<sup>2</sup> benefiting from an adjoining bathroom of approximately 3.6 m<sup>2</sup> with a shower, a sink and a toilet, thus offering additional privacy to its occupants. This room is very bright.

Additional elements:

- Wooden joinery with double glazing on most openings.
- Electric heating.
- Sanitation by mains drainage.

