



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7009

• House - Villeréal •



## DETAILS

**Land surface:** 0 m<sup>2</sup>

**Number of bedrooms:** 1

**Number of levels:** 1

**Type of heating:** Electric

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

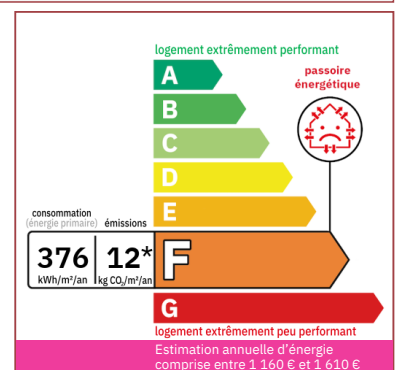
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** No

**Built:** 1900



Real estate investment in the heart of the Bastide de Villeréal. A charming little house within walking distance of shops and services.

50 m<sup>2</sup> living

No field

- Villeréal -

17 place de la Halle

47210 Villeréal

Tel : 05 53 36 08 27

villereal@valadie-immobilier.com

Price fees included

83 000 €

Agency fees: 10,7 % VAT included\*

Price without fees: 75 000 €

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



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

## • Description ref n°7009 •

A house with a living area of approximately 50 m<sup>2</sup> including:

- A living/dining room/kitchen of approximately 25.6 m<sup>2</sup>, tiled floor, stone walls. Kitchen fitted with cupboards.
- A bathroom of approximately 2.7 m<sup>2</sup>, tiled floor and earthenware walls, with a shower, sink and toilet.

Upstairs :

- A landing of approximately 1 m<sup>2</sup> with access to the attic.
- An office of approximately 6.5 m<sup>2</sup> with linoleum on the floor.
- A laundry room of approximately 3.5 m<sup>2</sup> with a toilet, tiled floor.
- A bedroom of approximately 12 m<sup>2</sup>, linoleum on the floor, cupboards.

Additional information :

- Roof redone 12 years ago + insulation.
- PVC double glazing joinery
- Electric heating.

