



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7019

• House - Villeréal •



## DETAILS

**Land surface:** 808 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 0

**Type of heating:** Pompe à chaleur alimentant clim réversible + convecteurs céramiques à inertie

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

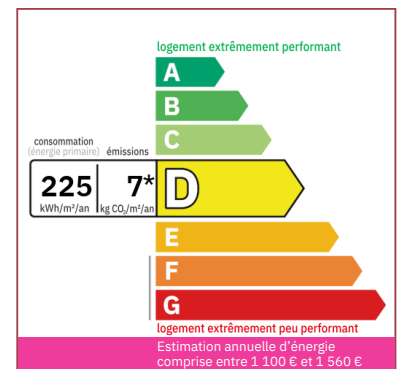
**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** No work

**Fireplace:** No

**Built:** Not specified



A 5-minute walk from the shops of Villeréal (one of the most beautiful villages in France), recently modernized single-storey house with living room, fitted kitchen, three bedrooms, furnished exteriors. Valadié agency exclusive.

80 m<sup>2</sup> living

808 m<sup>2</sup>

- Villeréal -

17 place de la Halle

47210 Villeréal

Tel : 05 53 36 08 27

villereal@valadie-immobilier.com

Price fees included

222 600 €

Agency fees: 6 % VAT included\*

Price without fees: 210 000 €

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





# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

## • Description ref n°7019 •

This house, built in the 80s and recently renovated, perfectly combines the comfort of a modernized single storey and easy accessibility to shops.

It offers an entrance with cupboard, a bright living room (24.7 m<sup>2</sup>), an equipped kitchen (10 m<sup>2</sup>) with cooker and extractor hood, hallway (3.62 m<sup>2</sup>), three bedrooms (11.7; 10.3 and 9.2 m<sup>2</sup>) and a modernized bathroom (4.4 m<sup>2</sup>) with Italian shower and towel radiator, separate toilet. Back kitchen/laundry room (11.6 m<sup>2</sup>) Attached garage (16.5 m<sup>2</sup>) Wooden chalet.

Heating by reversible air conditioning and recent ceramic inertia convectors ensure your comfort, while the double-glazed PVC joinery and mineral wool insulation guarantee good energy efficiency.

Also enjoy a covered terrace and a climatic pergola at the front, a tiled terrace at the back and an enclosed garden with trees of 808 m<sup>2</sup> with a controlled bamboo hedge (buried anti-rhizome barrier)

An opportunity not to be missed, contact us for a visit!

