



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7029

• Apartment - Talence •



## DETAILS

**Land surface:** 11 m<sup>2</sup>

**Number of bedrooms:** 2

**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:** No

**Built:** Not specified

Logement économe

≤ 50 A

51 à 90 B

91 à 150 C

151 à 230 D

231 à 330 E

331 à 450 F

> 450 G

Logement énergivore

DPE en cours

65 m<sup>2</sup> apartment in a quiet condominium with parking space, offering a bright living room with adjoining kitchen and two bedrooms with balconies. Perfect balance between functionality and comfort.

65 m<sup>2</sup> Carrez living

11 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

290 000 €

Agency fees: 5,5 % VAT included\*

Price without fees: 275 000 €

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



# Agence Immobilière Valadié

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## • Description ref n°7029 •

Impeccable apartment, nestled in the heart of a quiet and secure condominium. With its 65 m<sup>2</sup> well arranged, this space offers optimal distribution for a harmonious daily life.

You are welcomed by a spacious entrance leading to a bright living room, where living room and dining room intertwine harmoniously. The adjoining kitchen, modern and functional, completes this living space with elegance.

Two comfortable bedrooms, each with access to a private balcony, provide peaceful resting spaces. A contemporary bathroom and a separate toilet complete this ensemble.

In addition, a private parking space is included in the co-ownership for your comfort and security.

Don't miss the opportunity to make this apartment your new home.

