



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7091

• House - Villeréal •



## DETAILS

**Land surface:** 4535 m<sup>2</sup>

**Number of bedrooms:** 2

**Number of levels:** 0

**Type of heating:** Climatisation réversible et insert

**Drainage/sewage:** Septic tank

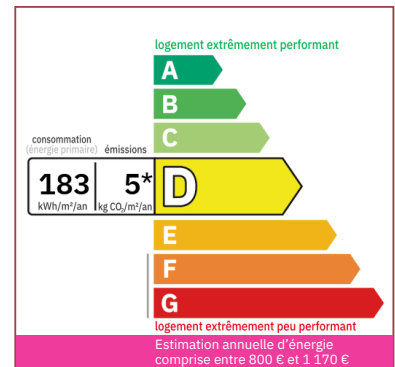
**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** Finitions / Décoration

**Fireplace:** Yes open hearth

**Built:** Not specified



Less than 10 minutes from Villeréal and its shops, in a wooded and dominant green setting, perfectly habitable single-storey house, ideal for nature lovers seeking to be isolated from neighbors.

76 m<sup>2</sup> living

4 535 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

192 600 €

Agency fees: 7 % VAT included\*

Price without fees: 180 000 €

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



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## • Description ref n°7091 •

Recently extended single-storey house, comprising: entrance hall (2.1 m<sup>2</sup>), living room (37.3 m<sup>2</sup>) with fitted kitchen and fireplace (insert), airlock (1.6 m<sup>2</sup>) with cupboard, 2 bedrooms of 15.8 and 12.6 m<sup>2</sup> (one with its bathroom (sink, Italian shower and toilet) and the other adjoining its bathroom (sink, Italian shower), toilet. PVC double glazing. Heating by reversible air conditioning, insert and electric convectors. Insulation, electricity and plumbing recently modernized. Tiled terrace.

Wooded, bounded and enclosed land with 2 wooden shelters and its private access path.

