



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7186

• House - Villeréal •



## DETAILS

**Land surface:** 5235 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 0

**Type of heating:** Fuel oil

**Drainage/sewage:** Septic tank

**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** No work

**Fireplace:** No

**Built:** 2006

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

A recent construction on one storey, only 5 minutes from the Bastide of Villeréal. 3 bedrooms and an office. Bright house, no work required. Large fenced in garden.

109 m<sup>2</sup> living

5 235 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





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## • Description ref n°7186 •

A single-storey house comprising :

- An entrance of 3.4 m<sup>2</sup> approx with fitted wardrobes
- A living room of 31 m<sup>2</sup> approximately with a french window
- A dining room area 21 m<sup>2</sup> approx with a fully equipped kitchen (sink, oven, extractor hob, gas hob), a french window with access on a terrace south exposed .
- a corridor of distribution of 4.7 m<sup>2</sup> approx
- an office of 7 m<sup>2</sup> approx with fitted wardrobes
- 3 bedrooms of 9.8 m<sup>2</sup>, 11 m<sup>2</sup> and 9.5 m<sup>2</sup> approx with fitted wardrobes.
- a bathroom of 6.4 m<sup>2</sup> approx (tiles and falence, shower, double washbasin, bath, built-in wardrobes and a dry towel).
- a separate wc
- a laundry room/utility room approx. 4 m<sup>2</sup>
- a garage

Tiled floors except in the bedrooms where there are parquet floor floating.

Windows frame in pvc with double-glazed windows with rolling manual shutters and french windows in aluminium with electric shutters.

Sanitation by septic tank said to be consistent

Ceiling height of 2.5 m

Central heating oil

Property tax : 848 euros (2018)

Outside :

- Garden of 5235 m<sup>2</sup> approx fenced
- a shelter for two car
- a garden shed made of metal.

