



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7204

• House - Miramont-de-Guyenne •



## DETAILS

**Land surface:** 749 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 0

**Type of heating:** Fuel oil

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

**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** Finitions / Décoration

**Fireplace:** Yes open hearth

**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

In a residential area on 749 m<sup>2</sup> of wooded and fenced land, this house is ideally located, close to amenities while benefiting from a green and quiet setting.

100 m<sup>2</sup> living

749 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

187 250 €

Agency fees: 7 % VAT included\*

Price without fees: 175 000 €

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



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## • Description ref n°7204 •

This single-storey house located in a peaceful residential area offers a pleasant living environment on a plot of 749 m<sup>2</sup>, nicely wooded and completely fenced.

Interior: Welcoming entrance hall, separate 12 m<sup>2</sup> kitchen, ideal for preparing meals in complete peace of mind, bright living / dining room offering a convivial space, 2 spacious bedrooms for optimal comfort, an equipped bathroom.

Separate toilets.

Outbuilding: An outbuilding comprising a bedroom, a bathroom and a toilet, ideal for accommodating guests in complete independence.

Equipment: Cellar for additional storage

Garage for secure parking

Recently installed PVC solar roller shutters

Double-glazed wooden frames ensuring optimal insulation

Fireplace for cozy evenings in winter

Oil-fired central heating for suitable thermal comfort

Electric garage door recently replaced, making access to the garage easier

Exterior: Land of 749 m<sup>2</sup> fenced and wooded, offering privacy and green space

Don't wait any longer to visit this house which will seduce you with its charm and comfort!

