



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7217

• House - Villeréal •



## DETAILS

**Land surface:** 6300 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 1

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

**Drainage/sewage:** Septic tank

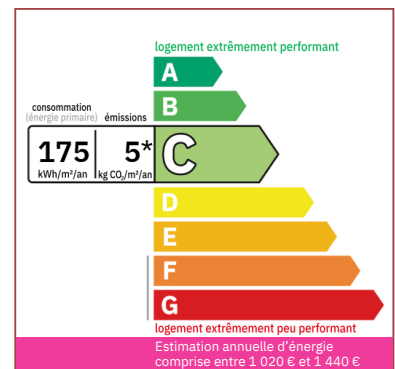
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** Yes open hearth

**Built:** Not specified



10 minutes from the shops, discover this magnificent stone house, combining old-world charm and modern comfort. Bucolic setting, not isolated and calm.

140 m<sup>2</sup> living

6 300 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

208 650 €

Agency fees: 7 % VAT included\*

Price without fees: 195 000 €

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



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## • Description ref n°7217 •

This stone house includes:

On the ground floor:

- A spacious living room (approximately 50 m<sup>2</sup>) with kitchen open to dining room, tiled floor,
- A bedroom of approximately 13 m<sup>2</sup>, parquet floor
- A bathroom with sink and shower,
- A separate toilet.

Upstairs:

- 2 attic bedrooms of approximately 20 m<sup>2</sup> each (presence of roof window)

Heating: Wood insert and reversible air conditioning installed in 2024.

Wooden joinery with double glazing.

Garden with a garage.

This property offers a peaceful living environment, while being close to amenities. Don't miss the opportunity to visit this rare property on the market!

