



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7226

• House - Villeréal •



## DETAILS

**Land surface:** 1421 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 0

**Type of heating:** Fuel oil

**Drainage/sewage:** Septic tank

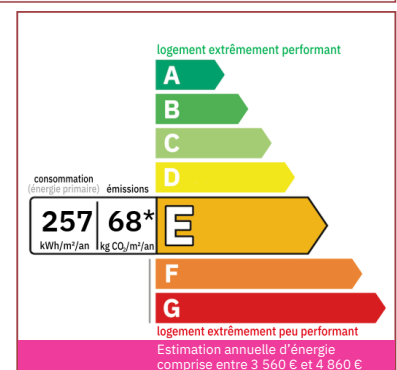
**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** Finitions / Décoration

**Fireplace:** Yes open hearth

**Built:** Not specified



In a particularly peaceful setting, a garden where you feel good, this country house developed on one level invites you to enjoy its warm interior. Exclusively at the Valadié agency.

115 m<sup>2</sup> living

1 421 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

212 000 €

Agency fees: 6 % VAT included\*

Price without fees: 200 000 €

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





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## • Description ref n°7226 •

Dwelling house with a surface area of approximately 115 m<sup>2</sup>, restored in 1972, partly in stone and the rest in concrete blocks.

It includes: an entrance to a fitted kitchen of approximately 19.8 m<sup>2</sup>. with cupboards, oven, hood, hob and fireplace. The kitchen opens onto a living/dining room of approx. 23 m<sup>2</sup>, a particularly bright lounge (24 m<sup>2</sup>) in a veranda style, a corridor leading to a bathroom of approx. 5.8 m<sup>2</sup>. with a bath, sink and w.c, 3 bedrooms of 19.8 m<sup>2</sup>, 11.7m<sup>2</sup> and 11.4m<sup>2</sup> approx. A laundry room / boiler room of approximately 14 m<sup>2</sup>. Mostly double glazing and oil fired central heating.

The attic accessible from the boiler room.

Independent garage of approximately 19 m<sup>2</sup> (with a wine cellar underneath)

Garden all around with terrace and orchard.

Exclusively at the Valadié agency. Come and visit it quickly.

