



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7244

• House - Villeréal •



## DETAILS

**Land surface:** 1275 m<sup>2</sup>

**Number of bedrooms:** 2

**Number of levels:** 1

**Type of heating:** Electric

**Drainage/sewage:** Septic tank

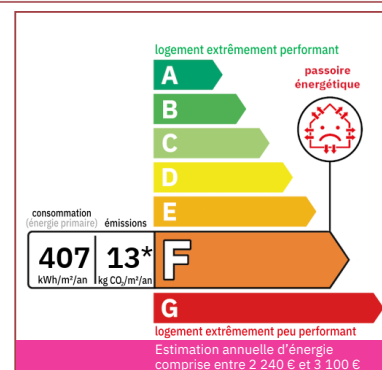
**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** Yes closed hearth

**Built:** 1900



A Perigord-style house with a living area of approximately 90 m<sup>2</sup>, with 2 bedrooms, garden, outbuildings and swimming pool to be renovated. Beautiful environment. 10 minutes from shops.

90 m<sup>2</sup> living

1 275 m<sup>2</sup>

- Villeréal -

17 place de la Halle

47210 Villeréal

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Price fees included

171 200 €

Agency fees: 7 % VAT included\*

Price without fees: 160 000 €

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





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## • Description ref n°7244 •

A pretty Perigord-style house in stone and half-timbering in a green setting, with a living area of approximately 90 m<sup>2</sup>, comprising:

- An entrance from the porch.
- A living room of approximately 39 m<sup>2</sup>, tiled floor, a fireplace with a wood stove, exposed beams. A staircase to the upper floor.
- A kitchen of approximately 14.8 m<sup>2</sup>, tiled floor, fitted with upper and lower cupboards, gas hob, oven, extractor hood, sink, earthenware above the worktop.
- A bathroom of approximately 5.9 m<sup>2</sup>, tiled floor, earthenware, a bathtub, a sink, a separate toilet with cupboards. A laundry area.

Upstairs:

- A bedroom of 11.6 m<sup>2</sup>, attic ceiling, or approximately 23 m<sup>2</sup> on the ground.
- A bedroom of approximately 10 m<sup>2</sup>, attic ceiling, or approximately 16.7 m<sup>2</sup> of floor space.

Information:

- Electric central heating, Bosch boiler, cast iron radiator.
- Non-compliant septic tank sanitation.
- Double-glazed PVC joinery and wooden shutters.

Outside:

- A 7m X 3 oval swimming pool, shell, to be reviewed, does not work.
- A garage with a workshop of approximately 13.8 m<sup>2</sup>, tiled floor
- An adjoining awning/woodshed
- A garage of approximately 16.5 m<sup>2</sup>, slab floor
- A workshop of approximately 13 m<sup>2</sup>, tiled floor.
- Swimming pool room of approximately 12.5 m<sup>2</sup>, tiled floor.

floor.

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