



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7276

• House - Villeréal •



## DETAILS

**Land surface:** 200 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 1

**Type of heating:** Without

**Drainage/sewage:** Septic tank

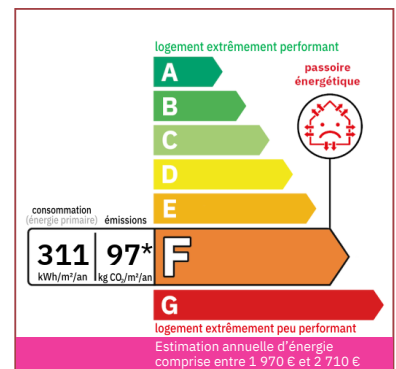
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Second work

**Fireplace:** No

**Built:** 1940



A house in a village 10 minutes from the amenities and services of Villeréal. Some comfort work to be expected for this 3 bedroom house. Ideal for a first purchase or rental investment.

83 m<sup>2</sup> living

200 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

95 000 €

Agency fees: 9,2 % VAT included\*

Price without fees: 87 000 €

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



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## • Description ref n°7276 •

A semi-detached village house with a living area of approximately 83 m<sup>2</sup>, with a small garden and a courtyard at the front.

The house includes:

- An entrance to a kitchen of approximately 10.9 m<sup>2</sup>, tiled floor, a French window opening onto the garden.
- A living/dining room of approximately 27.7 m<sup>2</sup>, tiled floor, 2 French windows opening onto the inner courtyard.
- A stairwell of approximately 6.3 m<sup>2</sup> with a separate toilet and a cupboard.

Upstairs: (Portuguese stone staircase)

- A landing of approximately 1.7 m<sup>2</sup>, Portuguese marble tiles, a cupboard
- A bathroom of approximately 3.5 m<sup>2</sup>, tiled floor, earthenware walls, a bath, a VMC.
- A bedroom of approximately 12.4 m<sup>2</sup>, parquet flooring, a French window opening onto a balcony
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- A bedroom of approximately 8.1 m<sup>2</sup>, parquet flooring, a French window opening onto the balcony.

Information elements:

- wooden joinery with single glazing and wooden shutters.
- Reversible air conditioning upstairs.
- Non-compliant sanitation.
- Comfort work to be planned (electricity, double glazing, insulation, etc.)

A small garden

A courtyard

A courtyard at the front which is communal but used on

