



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7296

• House - Villeréal •



## DETAILS

**Land surface:** 30 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 2

**Type of heating:** Electric

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

**Swimming pool:** No

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** No

**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

Magnificent village house renovated with great taste on three levels with a very beautiful exterior courtyard in the heart of the bastide of Villeréal, with three bedrooms. All shops on foot.

130 m<sup>2</sup> living

30 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

222 000 €

Agency fees: 5,7 % VAT included\*

Price without fees: 210 000 €

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



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## • Description ref n°7296 •

Charming village house ideal for a young couple or pied-à-terre in the heart of the bastide.

The house is composed as follows:

On the ground floor a large equipped kitchen open to the living room followed by the dining room. A large laundry room with toilet and a bay window overlooking the outside.

On the first floor: a large master bedroom en suite with walk-in shower, exposed stone walls and remains of a monumental fireplace restored with great care. A bathroom with bathtub and sink. A separate toilet.

On the top floor a first open bedroom with access to a second attic bedroom adjoining the first.

Outside a bright courtyard of approximately 30 m<sup>2</sup> with a covered terrace.

