



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7419

• House - Villeréal •

FAVORITE



## DETAILS

**Land surface:** 100 m<sup>2</sup>

**Number of bedrooms:** 2

**Number of levels:** 0

**Type of heating:** Poêle Granulé 20m3

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

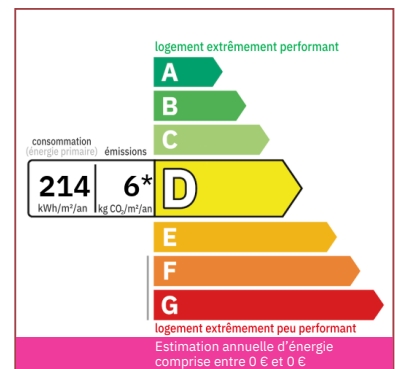
**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** No work

**Fireplace:** Yes closed hearth

**Built:** Not specified



Fully renovated single storey house with open kitchen, living room with pellet stove, two bedrooms, including a master suite, as well as a bathroom and laundry room. Terrace, small garden and two garages.

129 m<sup>2</sup> living

100 m<sup>2</sup>

Non-binding document

- Villeréal -

17 place de la Halle

47210 Villeréal

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Price fees included

285 000 €

Agency fees: 5,6 % VAT included\*

Price without fees: 270 000 €

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



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## • Description ref n°7419 •

For sale in the heart of Villeréal, charming single-storey house, approximately 129 m<sup>2</sup>, completely renovated with taste. As soon as you enter, you will be seduced by an open kitchen, ideal for convivial moments. The living room, decorated with a pellet stove, offers a warm and bright space. The dining room blends harmoniously into this living space.

The house has two single-storey bedrooms (ideal for the elderly or disabled), including a master suite equipped with a very large walk-in shower, offering comfort and privacy. A separate bathroom, with bathtub and shower, completes the set, as well as a laundry room for more convenience.

Outside, a pleasant terrace and a small garden allow you to fully enjoy the sunny days. The house also has two garages of 60 m<sup>2</sup> and 40m<sup>2</sup> (the 40m<sup>2</sup> one is rented for €100/month), providing additional comfort in terms of parking and storage.

Large attic that can be partly converted.

This house is ready to welcome its new owners without any work to be done.

