



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7512

• House - Villeréal •



## DETAILS

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

**Number of bedrooms:** 4

**Number of levels:** 1

**Type of heating:** Fuel oil

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

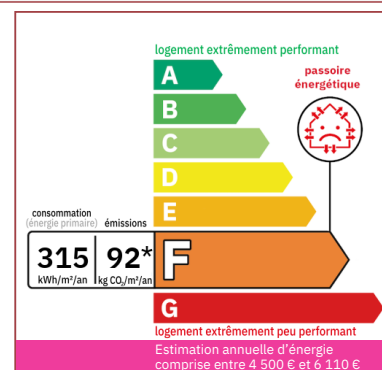
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Second work

**Fireplace:** No

**Built:** 1900



A village house with 4 bedrooms and a courtyard, as well as a second accommodation. Ideal for a rental investment or a business. Close to the central square.

138 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

150 000 €

Agency fees: 6,4 % VAT included\*

Price without fees: 141 000 €

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



# Agence Immobilière Valadié

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## • Description ref n°7512 •

A village house with a living area of approximately 138 m<sup>2</sup> including:

On the ground floor :

- An entrance into a former business of approximately 27.3 m<sup>2</sup>, window overlooking the main street, tiled floor, cupboards.
- A clearance of approximately 4.9 m<sup>2</sup>, a stairwell, a separate toilet, tiled floor.
- A living/dining room of approximately 27.7 m<sup>2</sup> with a French window opening onto the courtyard.
- A kitchen of approximately 8.8 m<sup>2</sup>, also serving as a boiler room, with a French window opening onto the courtyard.

Upstairs: accessible by a wooden staircase equipped with a freight elevator.

- A landing of approximately 4.1 m<sup>2</sup>, tiled floor.
- A kitchen or bedroom of approximately 14.5 m<sup>2</sup>, tiled floor.
- A bedroom of approximately 15.6 m<sup>2</sup>, tiled floor.
- A bathroom of approximately 4.4 m<sup>2</sup>, tiled floor,
- A bedroom of approximately 14.4 m<sup>2</sup>, parquet flooring.
- A bedroom of approximately 15.6 m<sup>2</sup>, parquet flooring.

A courtyard of approximately 20.6 m<sup>2</sup>, cement floor.

2 Wells

Further information :

- Oil central heating with Viessman boiler in the kitchen, and buried tank in the courtyard.
- PVC joinery with double glazing, and wood for the shop window.
- Electricity to be reviewed.
- Uninsulated attic.
- Roof redone 10 years ago.
- Sanitation by mains drainage.

A second apartment accessible via an alley or via the interior courtyard, with a living area of approximately 37 m<sup>2</sup>:

- An entrance of approximately 4.3 m<sup>2</sup>,
- A kitchen/dining room of approximately 12 m<sup>2</sup>

Upstairs :

- A bedroom of approximately 8.3 m<sup>2</sup>, parquet flooring.
- A bathroom of approximately 3.2 m<sup>2</sup>, tiled floor.
- A bedroom of approximately 8.6 m<sup>2</sup>, parquet flooring.

