Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7512 • House - Villeréal •



DETAILS

Land surface: 30 m²

Number of bedrooms: 4

Number of levels: 1

Type of heating: Fuel oil

Drainage/sewage: Everything in the sewer

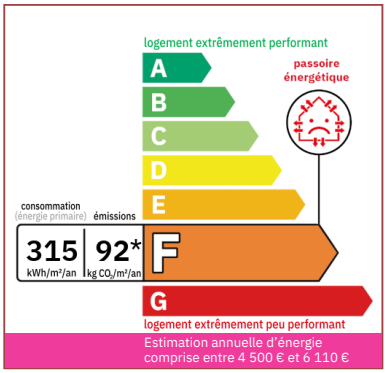
Swimming pool: No

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 m² living

30 m²

Non-binding document

- 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

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• Description ref n°7512 •

A village house with a living area of approximately 138 m2 including:
On the ground floor :
- An entrance into a former business of approximately 27.3 m2, window overlooking the main street, tiled floor, cupboards.
- A clearance of approximately 4.9 m2, a stairwell, a separate toilet, tiled floor.
- A living/dining room of approximately 27.7 m2 with a French window opening onto the courtyard.
- A kitchen of approximately 8.8 m2, 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 m2, tiled floor.
- A kitchen or bedroom of approximately 14.5 m2, tiled floor.
- A bedroom of approximately 15.6 m2, tiled floor.
- A bathroom of approximately 4.4 m2, tiled floor,
- A bedroom of approximately 14.4 m2, parquet flooring.
- A bedroom of approximately 15.6 m2, parquet flooring.

A courtyard of approximately 20.6 m2, 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 m2:
- An entrance of approximately 4.3 m2,
- A kitchen/dining room of approximately 12 m2
Upstairs :
- A bedroom of approximately 8.3 m2, parquet flooring.
- A bathroom of approximately 3.2 m2, tiled floor.
- A bedroom of approximately 8.6 m2, parquet flooring.



