



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7598

• House - Villeréal •



DETAILS

Land surface: 40 m²

Number of bedrooms: 3

Number of levels: 1

Type of heating: pompe à chaleur

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

Located a stone's throw from the market hall, offering a bright living room, a fitted kitchen, three spacious bedrooms including a master suite, and an intimate 40 m² courtyard with a sheltered area.

128 m² living

40 m²

- Villeréal -

17 place de la Halle

47210 Villeréal

Tel : 05 53 36 08 27

villereal@valadie-immobilier.com

Price fees included

299 000 €

Agency fees: 3,1 % VAT included*

Price without fees: 290 000 €

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



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• Description ref n°7598 •

Discover this fully renovated, perfectly decorated old village house ideally located just steps from Villeréal's central market hall. Offering 128 m² of living space on two levels, it's just waiting for you and your suitcases!

On the ground floor, you'll be charmed by a bright 38 m² living/dining room, an 11.5 m² fitted kitchen, a functional 8.7 m² shower room/laundry room, and a 6 m² landing. The upper floor, accessible via a beautiful oak staircase, features a 3 m² landing, three bedrooms: a first of 12.6 m², a second of 14.6 m², and a spacious 33 m² master suite with an 8.6 m² shower room and a 4.4 m² dressing room.

Outside, you'll enjoy a cozy, private 40 m² courtyard with exotic wood flooring, 12 m² of which is sheltered for relaxing moments in all seasons.

In terms of comfort, the house is equipped with a modern heat pump, with the option to add a wood-burning stove for an even warmer atmosphere.

This house combines old-world charm with modern comfort, located in a quiet environment yet close to amenities.

Contact us now to learn more about this confidential sale.

