



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7639

• House - Villeréal •



## DETAILS

**Land surface:** 40 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 1

**Type of heating:** Electric

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

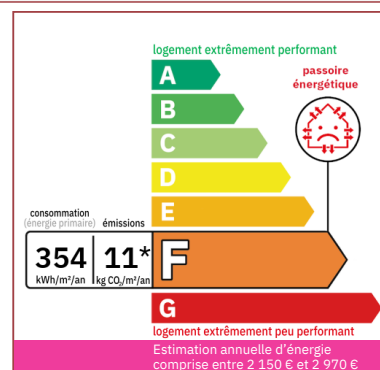
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Second work

**Fireplace:** Yes closed hearth

**Built:** 1900



In the heart of the village of Villeréal, village house currently rented 460€ / month, requiring modernization work. Ideal for investor.

86 m<sup>2</sup> living

40 m<sup>2</sup>

- Villeréal -

17 place de la Halle

47210 Villeréal

Tel : 05 53 36 08 27

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Price fees included

98 000 €

Agency fees: 8,9 % VAT included\*

Price without fees: 90 000 €

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





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## • Description ref n°7639 •

A house with a living area of approximately 86 m<sup>2</sup>, on two levels comprising:

- An entrance from the courtyard onto a kitchen of approximately 17.3 m<sup>2</sup>, tiled floor, low units with a sink. A concrete staircase leading to the upper floor.
- A toilet under the stairs.
- A living room of approximately 27 m<sup>2</sup>, tiled floor, a window and a 3-leaf French window. An open fireplace, electric meter.

Upstairs:

- A bedroom of approximately 11.6 m<sup>2</sup>, wooden floor.
- A bedroom of approximately 11.2 m<sup>2</sup>, wooden floor. This bedroom is a through room to go to the last bedroom.
- A bedroom of approximately 13.9 m<sup>2</sup>, wooden floor.
- A bathroom of approximately 5 m<sup>2</sup>, tiled floor, earthenware at the level of the toilet, sink and shower. A sink, a shower, toilet, a window. Panelled ceiling, VMC.
- A hallway with access to the attic via a hatch.

The house has a small courtyard of approximately 37 m<sup>2</sup>, partly cemented.

A double garage adjoining the house: a first of approximately 24 m<sup>2</sup>, cemented floor, with a mezzanine above. A second garage of approximately 8 m<sup>2</sup>.

