



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7676

• House - Fumel •



## DETAILS

**Land surface:** 625 m<sup>2</sup>

**Number of bedrooms:** 4

**Number of levels:** 1

**Type of heating:** Gas

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

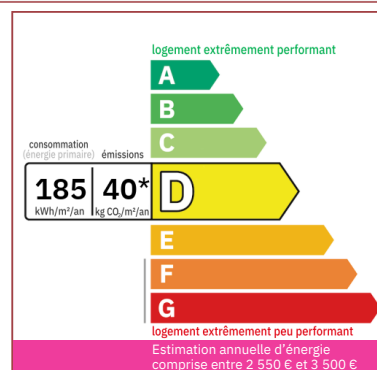
**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** Finitions / Décoration

**Fireplace:** No

**Built:** 1970



500m from shops and close to services, a house from the 1970s with a basement converted into a second apartment. 5 bedrooms, 2 kitchens, balcony, veranda, garage.

200 m<sup>2</sup> living

625 m<sup>2</sup>

- Villeréal -

17 place de la Halle

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Price fees included

165 850 €

Agency fees: 7 % VAT included\*

Price without fees: 155 000 €

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



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## • Description ref n°7676 •

A house with a living area of approximately 200 m<sup>2</sup>, on basement with stone base, including:

- An entrance hall/corridor of approximately 15.6 m<sup>2</sup>, marbled tiled floor, cupboard.
- A living/dining room of approximately 35.8 m<sup>2</sup> in an L shape, tiled floor, several openings.
- A living room of approximately 14 m<sup>2</sup> with a French window opening onto a balcony, a fireplace.
- A kitchen of approximately 10.5 m<sup>2</sup>, tiled floor.
- A bathroom of approximately 10.4 m<sup>2</sup>, tiled floor, cupboards, sink, walk-in shower.
- A separate toilet
- A bedroom of approximately 14 m<sup>2</sup>, floating floors, cupboards.
- A corridor of approximately 3 m<sup>2</sup>
- A bedroom of approximately 16.10 m<sup>2</sup>, carpeted floor, cupboards.

From the entrance hall, a door leading to the basement.

In the basement :

- A tiled garage of approximately 28 m<sup>2</sup>.
- A distribution corridor of approximately 7.2 m<sup>2</sup>
- A bedroom of approximately 14.5 m<sup>2</sup>, tiled floor.
- A connected room/bedroom of approximately 14.8 m<sup>2</sup>, tiled floor.
- A hallway/corridor of approximately 15 m<sup>2</sup>, tiled floor.
- A bathroom of approximately 3.4 m<sup>2</sup> with toilet, sink and tiled floor.
- A boiler room of approximately 10 m<sup>2</sup> with a shower and access to the rear of the garden.
- A kitchen of approximately 9.3 m<sup>2</sup>, tiled floor, fitted kitchen.
- A living room of approximately 16 m<sup>2</sup>, tiled floor.
- A veranda of approximately 12.2 m<sup>2</sup>.

Further information :

- Aluminum joinery with double glazing for some and wood and single glazing for others. Louver type wooden shutter.
- City gas central heating with cast iron radiators.
- Sanitation by mains drainage.

A garden all around the house.

