



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7676

• House - Fumel •



DETAILS

Land surface: 625 m²

Number of bedrooms: 4

Number of levels: 1

Type of heating: Gas

Drainage/sewage: Everything in the sewer

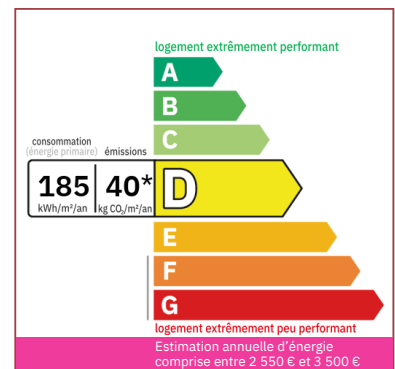
Swimming pool: No

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 m² living

625 m²

- Villeréal -

17 place de la Halle

47210 Villeréal

Tel : 05 53 36 08 27

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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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A house with a living area of approximately 200 m², on basement with stone base, including:

- An entrance hall/corridor of approximately 15.6 m², marbled tiled floor, cupboard.
- A living/dining room of approximately 35.8 m² in an L shape, tiled floor, several openings.
- A living room of approximately 14 m² with a French window opening onto a balcony, a fireplace.
- A kitchen of approximately 10.5 m², tiled floor.
- A bathroom of approximately 10.4 m², tiled floor, cupboards, sink, walk-in shower.
- A separate toilet
- A bedroom of approximately 14 m², floating floors, cupboards.
- A corridor of approximately 3 m²
- A bedroom of approximately 16.10 m², carpeted floor, cupboards.

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

In the basement :

- A tiled garage of approximately 28 m².
- A distribution corridor of approximately 7.2 m²
- A bedroom of approximately 14.5 m², tiled floor.
- A connected room/bedroom of approximately 14.8 m², tiled floor.
- A hallway/corridor of approximately 15 m², tiled floor.
- A bathroom of approximately 3.4 m² with toilet, sink and tiled floor.
- A boiler room of approximately 10 m² with a shower and access to the rear of the garden.
- A kitchen of approximately 9.3 m², tiled floor, fitted kitchen.
- A living room of approximately 16 m², tiled floor.
- A veranda of approximately 12.2 m².

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.

