



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7701

• House - Villeréal •



## DETAILS

**Land surface:** 300 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 2

**Type of heating:** Pompe à chaleur air/eau

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

**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** Yes closed hearth

**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

Village house of 116 m<sup>2</sup> with a 300 m<sup>2</sup> garden and an attached 33 m<sup>2</sup> garage. It includes a living room, a kitchen, three bedrooms, a dressing room, a shower room, and a separate toilet. A garage with a toilet/shower completes the

116 m<sup>2</sup> living

300 m<sup>2</sup>

- Villeréal -

17 place de la Halle

47210 Villeréal

Tel : 05 53 36 08 27

villereal@valadie-immobilier.com

Price fees included

124 000 €

Agency fees: 7,8 % VAT included\*

Price without fees: 115 000 €

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





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## • Description ref n°7701 •

For sale: Village house with garden and garage

Located in the heart of the village, this 116 m<sup>2</sup> house offers a pleasant living environment with a 300 m<sup>2</sup> garden and an attached 33 m<sup>2</sup> garage with a toilet and shower.

The ground floor comprises an entrance hall, a living room, and an unequipped kitchen.

On the first floor, a hallway leads to the sleeping area, comprising a 12 m<sup>2</sup> bedroom, a 9 m<sup>2</sup> dressing room, a separate toilet, and a 7.5 m<sup>2</sup> shower room.

On the second floor, a landing leads to two bedrooms, each measuring 17 m<sup>2</sup>.

An attached garage of approximately 33 m<sup>2</sup> completes the property, providing additional storage or parking space.

Close to amenities and public transport, this house represents a valuable opportunity for a primary residence or investment. Contact us for more information or to arrange a viewing.

