

# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

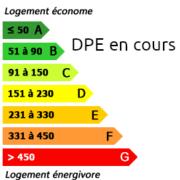
### Ref : 7701

# • 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



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>

Non-binding document

- Villeréal -17 place de la Halle 47210 Villeréal Tel : 05 53 36 08 27 villereal@valadie-immobilier.com Price fees included

Agency fees: 7,8 % VAT included\* Price without fees: 115 000 € \*The agency fees are entirely at the cost of the purchaser Agence Immobilière Valadié

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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  $m^2$  house offers a pleasant living environment with a 300  $m^2$  garden and an attached 33  $m^2$  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  $m^2$  bedroom, a 9  $m^2$  dressing room, a separate toilet, and a 7.5  $m^2$  shower room.

On the second floor, a landing leads to two bedrooms, each measuring  $17 \text{ m}^2$ .

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.









