



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7818

• House - Villeréal •



## DETAILS

**Land surface:** 0 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 1

**Type of heating:** Fuel oil

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

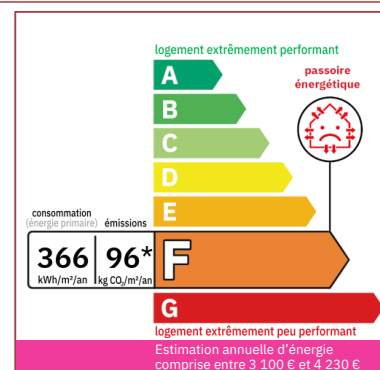
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Second work

**Fireplace:** No

**Built:** Not specified



Village house, in a quiet lane, all shops within walking distance.

75 m<sup>2</sup> living

No field

- Villeréal -  
17 place de la Halle  
47210 Villeréal  
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Price fees included

**88 000 €**

Agency fees: 10 % VAT included\*

Price without fees: 80 000 €

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



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## • Description ref n°7818 •

Village house comprising:

On the ground floor: a kitchen (11.4 m<sup>2</sup>), living room (10.8 m<sup>2</sup>), hallway (4.1 m<sup>2</sup>), toilet, boiler room (13 m<sup>2</sup>)/laundry room (5.3 m<sup>2</sup>). Possibility of creating more living space on the ground floor by partially converting the boiler room/laundry area.

On the first floor: landing (3.4 m<sup>2</sup>), 3 bedrooms (10.8; 9.6; 13.5 m<sup>2</sup>), one with a French window opening onto a balcony, bathroom (sink, bathtub, bidet), toilet with washbasin.

Balcony.

Attic (accessible through a hatch) suitable for conversion.

Oil-fired central heating. Double glazing (except for the single-glazed wooden living room window).

Mains drainage. The roof was redone in 2013.

