



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7856

• House - Villeréal •



## DETAILS

**Land surface:** 70 m<sup>2</sup>

**Number of bedrooms:** 4

**Number of levels:** 2

**Type of heating:** Gas

**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

Charming village house on three levels, offering a living room with kitchen, four bedrooms, one of which is en suite, a shower room and separate toilet. Access to a ground floor bedroom, a 20 m<sup>2</sup> terrace and garden.

138 m<sup>2</sup> living

70 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

171 200 €

Agency fees: 7 % VAT included\*

Price without fees: 160 000 €

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





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## • Description ref n°7856 •

Located in the heart of Villeréal, this three-story house is perfect for a rental investment. (Currently rented for €600/month)

The first floor features a bright living room with an open kitchen and terrace access.

On the second floor, you'll find three spacious bedrooms, including a master suite with a private bathroom. The ground floor offers an additional bedroom with ground-level access and a window overlooking the garden. A separate shower room and separate toilet complete this level.

The 20 m<sup>2</sup> terrace, accessible from the kitchen, is ideal for al fresco dining, and the 70 m<sup>2</sup> garden offers a beautiful outdoor space.

Sold rented, ideal for an investment or pied-à-terre. Perfect for a family close to local amenities.

