



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8078

• House - Villeréal •



## DETAILS

**Land surface:** 217 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 1

**Type of heating:** Electric

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

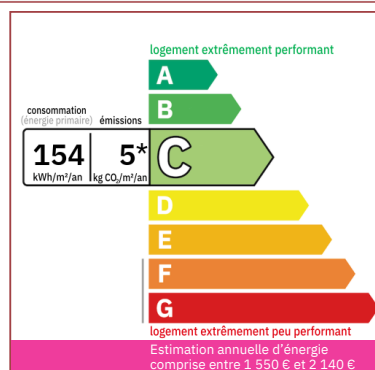
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** No

**Built:** 1970



A rare find these days - a house in the heart of the village of Villeréal, with a garden of approximately 200 m<sup>2</sup> and a garage. Walking distance to all amenities.

100 m<sup>2</sup> living

217 m<sup>2</sup>

- Villeréal -

17 place de la Halle

47210 Villeréal

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Price fees included

197 950 €

Agency fees: 7 % VAT included\*

Price without fees: 185 000 €

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





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## • Description ref n°8078 •

A two-story village house comprising:

On the ground floor:

- An entrance hall of approximately 9.3 m<sup>2</sup> with a separate toilet under the stairs, tiled floor.
- A laundry room of approximately 4.8 m<sup>2</sup>,
- A fitted kitchen opening onto a dining room of approximately 27.5 m<sup>2</sup>
- A living room of approximately 13.8 m<sup>2</sup> with laminate flooring, and a French window opening onto the garden and the northeast-facing terrace.
- A toilet with a washbasin.

Upstairs: (a wooden staircase)

- A landing of approximately 4.1 m<sup>2</sup> with a closet
- A bedroom of approximately 13.6 m<sup>2</sup>, parquet flooring
- A bedroom of approximately 16.1 m<sup>2</sup>, parquet flooring
- A bedroom of approximately 12.6 m<sup>2</sup>, parquet flooring
- A separate toilet with a washbasin of approximately 2 m<sup>2</sup>
- A bathroom of approximately 5.9 m<sup>2</sup> with a bathtub, sink, heated towel rail, linoleum flooring, and tiled walls.

An adjoining garage of approximately 24 m<sup>2</sup> with a mezzanine storage area.

Amenities:

- Electric heating with recent radiators (Thermor)
- PVC joinery with double glazing and wooden shutters
- Electrical system updated to code
- Roof in good condition (receipt available).
- Insulation in the attic
- Mains drainage.

Garden of approximately 200 m<sup>2</sup> and a garden shed.

