Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8078 • House - Villeréal •



DETAILS

Land surface: 217 m²

Number of bedrooms: 3

Number of levels: 1

Type of heating: Electric

Drainage/sewage: Everything in the sewer

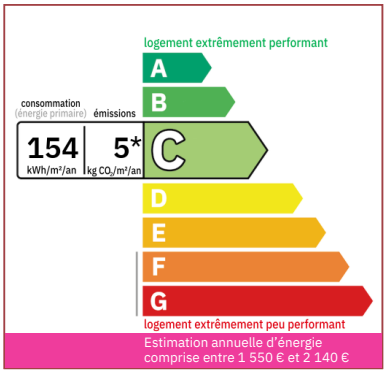
Swimming pool: No

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 m² and a garage. Walking distance to all amenities.

100 m² living

217 m²

Non-binding document

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

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 m² with a separate toilet under the stairs, tiled floor.
- A laundry room of approximately 4.8 m²,
- A fitted kitchen opening onto a dining room of approximately 27.5 m²
- A living room of approximately 13.8 m² 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 m² with a closet
- A bedroom of approximately 13.6 m², parquet flooring
- A bedroom of approximately 16.1 m², parquet flooring
- A bedroom of approximately 12.6 m², parquet flooring
- A separate toilet with a washbasin of approximately 2 m²
- A bathroom of approximately 5.9 m² with a bathtub, sink, heated towel rail, linoleum flooring, and tiled walls.

An adjoining garage of approximately 24 m² 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 m2 and a garden shed.





