



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8140

• House - Villeréal •



## DETAILS

**Land surface:** 1421 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 0

**Type of heating:** Fuel oil

**Drainage/sewage:** Septic tank

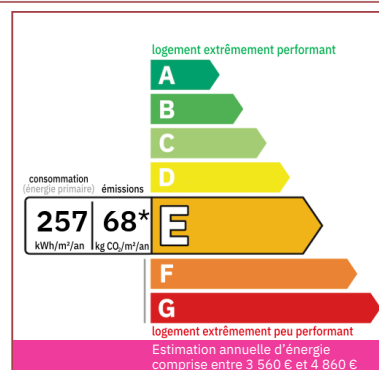
**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** Finitions / Décoration

**Fireplace:** Yes open hearth

**Built:** Not specified



In a particularly peaceful setting, with a garden where you can truly relax, this single-story country house invites you to enjoy its warm interior. Exclusively with the Valadié agency.

115 m<sup>2</sup> living

1 421 m<sup>2</sup>

- Villeréal -

17 place de la Halle

47210 Villeréal

Tel : 05 53 36 08 27

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Price fees included

212 000 €

Agency fees: 6 % VAT included\*

Price without fees: 200 000 €

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





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## • Description ref n°8140 •

A house of approximately 115 m<sup>2</sup>, renovated in 1972, partly built of stone and the rest of concrete blocks.

It comprises: an entrance leading to a fitted kitchen of approximately 19.8 m<sup>2</sup> with cupboards, oven, extractor hood, hob, and a fireplace. The kitchen opens onto a living/dining room of approximately 23 m<sup>2</sup>, a particularly bright sitting room (24 m<sup>2</sup>) with a conservatory feel, a hallway leading to a bathroom of approximately 5.8 m<sup>2</sup> with a bathtub, sink, and toilet, and three bedrooms of approximately 19.8 m<sup>2</sup>, 11.7 m<sup>2</sup>, and 11.4 m<sup>2</sup>. There is also a utility/boiler room of approximately 14 m<sup>2</sup>. The house features mostly double glazing and oil-fired central heating.

The attic is accessible from the boiler room.

There is a detached garage of approximately 19 m<sup>2</sup> (with a wine cellar below).

Fiber optic internet is available.

Garden all around with terrace and orchard.

