



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8317

• House - Villeréal •



## DETAILS

**Land surface:** 16 m<sup>2</sup>

**Number of bedrooms:** 5

**Number of levels:** 1

**Type of heating:** Wood + Electric

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

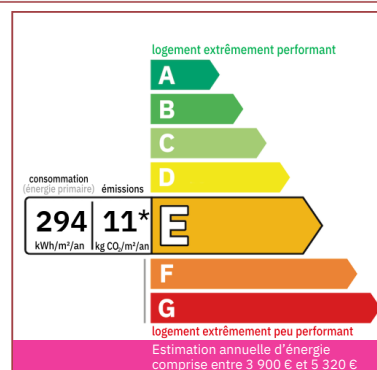
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Second work

**Fireplace:** Yes open hearth

**Built:** Not specified



In the heart of a vibrant village, with all shops within walking distance, this large house offers approximately 168 m<sup>2</sup> of living space with a terrace and balcony upstairs. Commercial premises and a garage are also available. It has

168 m<sup>2</sup> living

16 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

203 300 €

Agency fees: 7 % VAT included\*

Price without fees: 190 000 €

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





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## • Description ref n°8317 •

Large, semi-detached, dual-aspect village house comprising:

Separate entrance from the rear alley:

- A 14.7 m<sup>2</sup> fitted kitchen with an extractor hood, induction hob, and oven. A small pantry of approximately 2.2 m<sup>2</sup> follows this kitchen.
- A living room of approximately 23.2 m<sup>2</sup>, with a built-in fireplace equipped with an insert. Double doors lead to a hallway.

- A hallway of approximately 6.1 m<sup>2</sup>, serving:

- A separate toilet

- A storage room under the concrete staircase of approximately 2.2 m<sup>2</sup>

- A second storage room of approximately 2.4 m<sup>2</sup> with the electric water heater and an electrical panel.

From this hallway, a concrete stairwell leads to the upper floor.

Upstairs:

- a landing of approximately 4.7 m<sup>2</sup>

- a bedroom of approximately 11.06 m<sup>2</sup>, a French window opening onto the covered terrace

- a bedroom of approximately 11.4 m<sup>2</sup>, a closet, and a French window opening onto the same covered terrace.

- Between these two bedrooms, a hallway provides direct access through a door to the covered terrace of approximately 16.3 m<sup>2</sup>.

- a separate toilet of approximately 1.3 m<sup>2</sup>.

- a shower room of approximately 3 m<sup>2</sup>. Sink, shower, bathtub, bidet, closet, and ventilation system.

- a second hallway (approximately 7.5 m<sup>2</sup>) leading to: - access to the attic via a concrete staircase.

(Attic of approximately 65 m<sup>2</sup>, convertible, with a ceiling height of 4 m. Roof frame in good condition. 2 windows. A second part of approximately 30 m<sup>2</sup>, not convertible)

- A bedroom of approximately 13.6 m<sup>2</sup> with a drop of 2 steps, with an en-suite toilet of approximately 2.5 m<sup>2</sup> with a sink and bidet.

- A bathroom of approximately 5.9 m<sup>2</sup> with a sink and a bathtub/shower.

- A separate toilet with a ventilation system.

- A bedroom of approximately 10.7 m<sup>2</sup>, a French window opening onto a balcony, and a closet.

- A bedroom of approximately 10.9 m<sup>2</sup>, a French window opening onto the same balcony.

- Entrance from the main street leading to:

- A garage of approximately 27.8 m<sup>2</sup> (accessed via a large garage door). A toilet and a sink. A laundry area and a

