



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8317

• House - Villeréal •



DETAILS

Land surface: 16 m²

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

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

In the heart of a vibrant village, with all shops within walking distance, this large house offers approximately 168 m² of living space with a terrace and balcony upstairs. Commercial premises and a garage are also available. It has

168 m² living

16 m²

- Villeréal -

17 place de la Halle

47210 Villeréal

Tel : 05 53 36 08 27

villereal@valadie-immobilier.com

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

Separate entrance from the rear alley:

- A 14.7 m² fitted kitchen with an extractor hood, induction hob, and oven. A small pantry of approximately 2.2 m² follows this kitchen.
- A living room of approximately 23.2 m², with a built-in fireplace equipped with an insert. Double doors lead to a hallway.
- A hallway of approximately 6.1 m², serving:
- A separate toilet
- A storage room under the concrete staircase of approximately 2.2 m²
- A second storage room of approximately 2.4 m² 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 m²
- a bedroom of approximately 11.06 m², a French window opening onto the covered terrace
- a bedroom of approximately 11.4 m², 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 m².
- a separate toilet of approximately 1.3 m².
- a shower room of approximately 3 m². Sink, shower, bathtub, bidet, closet, and ventilation system.
- a second hallway (approximately 7.5 m²) leading to: - access to the attic via a concrete staircase. (Attic of approximately 65 m², convertible, with a ceiling height of 4 m. Roof frame in good condition. 2 windows. A second part of approximately 30 m², not convertible)
- A bedroom of approximately 13.6 m² with a drop of 2 steps, with an en-suite toilet of approximately 2.5 m² with a sink and bidet.
- A bathroom of approximately 5.9 m² with a sink and a bathtub/shower.
- A separate toilet with a ventilation system.
- A bedroom of approximately 10.7 m², a French window opening onto a balcony, and a closet.
- A bedroom of approximately 10.9 m², a French window opening onto the same balcony.

- Entrance from the main street leading to:

- A garage of approximately 27.8 m² (accessed via a large garage door). A toilet and a sink. A laundry area and a

