



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8584

• House - Villeréal •

OPPORTUNITY



## DETAILS

**Land surface:** 2500 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 0

**Type of heating:** Wood + Electric

**Drainage/sewage:** Septic tank

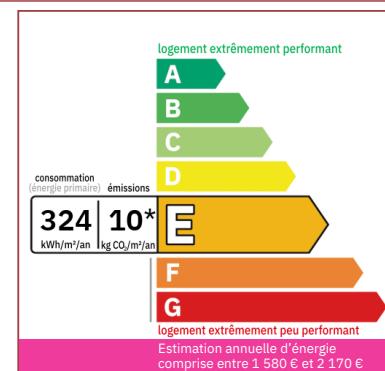
**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** Finitions / Décoration

**Fireplace:** Yes closed hearth

**Built:** 1978



Villereal area, in the heart of a small village, charming house of approximately 92 m<sup>2</sup> with 3 bedrooms and a double garage on a fenced wooded park of 2500 m<sup>2</sup>.

92 m<sup>2</sup> living

2 500 m<sup>2</sup>

Non-binding document

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Price fees included  
**160 500 €**

Agency fees: 7 % VAT included\*  
Price without fees: 150 000 €

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



## • Description ref n°8584 •

Stone house built in 1978 comprising:

A single-story house of approximately 92 m<sup>2</sup> including an entrance hall, a main living/dining room with a wood-burning stove, a kitchen, three bedrooms, a bathroom, and a separate toilet.

A basement of the same size with a double garage, a laundry room, a cellar, a storage room, and a workshop.

Outside, a terrace overlooking a 2500 m<sup>2</sup> enclosed garden with mature trees.

The windows are double-glazed wood. Electric heating. Individual septic system.

