



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 865

• House - Villeréal •



## DETAILS

**Land surface:** 873 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 0

**Type of heating:** Wood + Electric

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

**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** No work

**Fireplace:** Yes open hearth

**Built:** 1994

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

Nice and comfortable house, located near Villereal, shops and services within walking distance. Quiet location with garden fenced all around the house and adjoining garage.

100 m<sup>2</sup> living

873 m<sup>2</sup>

- Villeréal -

17 place de la Halle

47210 Villeréal

Tel : 05 53 36 08 27

villereal@valadie-immobilier.com

Price fees included

149 800 €

Agency fees: 7 % VAT included\*

Price without fees: 140 000 €

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



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## • Description ref n°865 •

Bungalow with a living area of 100 m<sup>2</sup>, in a quiet setting, on the outskirts of Villereal including:

- A large living / dining room of 36.53 m<sup>2</sup>, tiled floor, fireplace with insert, 2 french windows with access to the garden on one side and to a veranda on the other side. Veranda of 12 m<sup>2</sup> with fixed and sliding windows, on the back of the house with lovely view over the countryside.

- A kitchen about 10 m<sup>2</sup> with gas hob, extractor hood and upper and lower cupboards.

A distribution corridor of 3.24 m<sup>2</sup> serving:

- 2 bedrooms of 12 m<sup>2</sup> (with cupboards) and a bedroom of 9.10 m<sup>2</sup>.

- A shower room with shower, sink and bidet

- Separate WC

Exterior:

- A garage of 25,08 m<sup>2</sup>, adjoining to the house, accessible from the living room. Laundry.

- A carport

- 3 garden sheds.

Plus :

- Double glazing and fly screens on all openings in the house.

- Water softener

- Careful maintenance

