



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8654

• House - Villeréal •



## DETAILS

**Land surface:** 18 m<sup>2</sup>

**Number of bedrooms:** 2

**Number of levels:** 0

**Type of heating:** Climatisation réversible et convecteurs électriques

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

**Swimming pool:** Yes

**Ground floor living:** Yes

**Work needed:** No work

**Fireplace:** No

**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

On the outskirts of the village, in a secure and perfectly maintained residence, single-storey house of approximately 85 m<sup>2</sup> with patio and access to a shared swimming pool.

81 m<sup>2</sup> Carrez living

18 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

119 000 €

Agency fees: 8,2 % VAT included\*

Price without fees: 110 000 €

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





# Agence Immobilière Valadié

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## • Description ref n°8654 •

In a residence reserved for seniors, a single-story house of approximately 85 m<sup>2</sup> comprising:

- living room (25.40 m<sup>2</sup>),
- an open-plan kitchen (8.7 m<sup>2</sup>) fitted with upper and lower cabinets, equipped with a hob, extractor hood, integrated refrigerator and dishwasher, and a sink.
- 2 bedrooms (one with a built-in wardrobe) of 11.6 and 10.5 m<sup>2</sup>
- a shower room (double vanity and shower) of 5.2 m<sup>2</sup>
- separate WC with space for a water heater and washing machine
- a hallway with a dressing area
- a patio of 18.5 m<sup>2</sup>
- a parking space
- an outdoor storage room of 4.14 m<sup>2</sup> (unheated)
- a parking space (No. 98) within the residence.

Comfort features: Heating via reversible air conditioning in the living room and electric convectors in the bedrooms.

- PVC double-glazed windows with electric roller shutters and wooden shutters in the bedrooms.

- Insulation redone in 2015; water heater from 2023; 3 electric convectors from 2013.

Condominium advantages: secure environment, very attractive and well-maintained garden

- A pool house, a shared reception room, a clubhouse
- A shared swimming pool for all units
- A caretaker and an activities coordinator

