Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8894 • House - Villeréal •



DETAILS

Land surface: 70 m²

Number of bedrooms: 4

Number of levels: 2

Type of heating: Gas

Drainage/sewage: Everything in the sewer

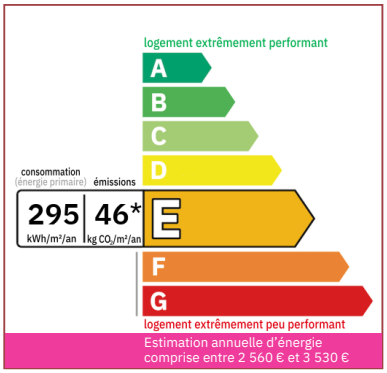
Swimming pool: No

Ground floor living: No

Work needed: Finitions / Décoration

Fireplace: Yes closed hearth

Built: Not specified



Charming village house on three levels, offering a living room with kitchen, 4 bedrooms including one en suite, shower room and separate WC. Access to a ground floor bedroom, 20 m² terrace and garden.

138 m² living

70 m²

Non-binding document

- Villeréal -
17 place de la Halle
47210 Villeréal
Tel : 05 53 36 08 27
villereal@valadie-immobilier.com

Price fees included

171 200 €

Agency fees: 7 % VAT included*
Price without fees: 160 000 €

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

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• Description ref n°8894 •

Located in the heart of Villeréal, this three-story house is a perfect investment opportunity (currently vacant and rented for €600/month).

The first floor features a bright living room with an open-plan kitchen and access to the terrace.

On the second floor, you'll find three spacious bedrooms, including a master suite with an en-suite shower room and a separate second shower room.

The ground floor offers an additional bedroom with direct access and a window overlooking the garden. A laundry room and a separate toilet complete this level.

The 20 m² terrace, accessible from the kitchen, is ideal for al fresco dining, and the 70 m² garden provides ample outdoor space. There is potential to add a hot tub or small pool to the terrace.

Ideal for investment or as a holiday home.

Perfect for a family, close to local amenities.

