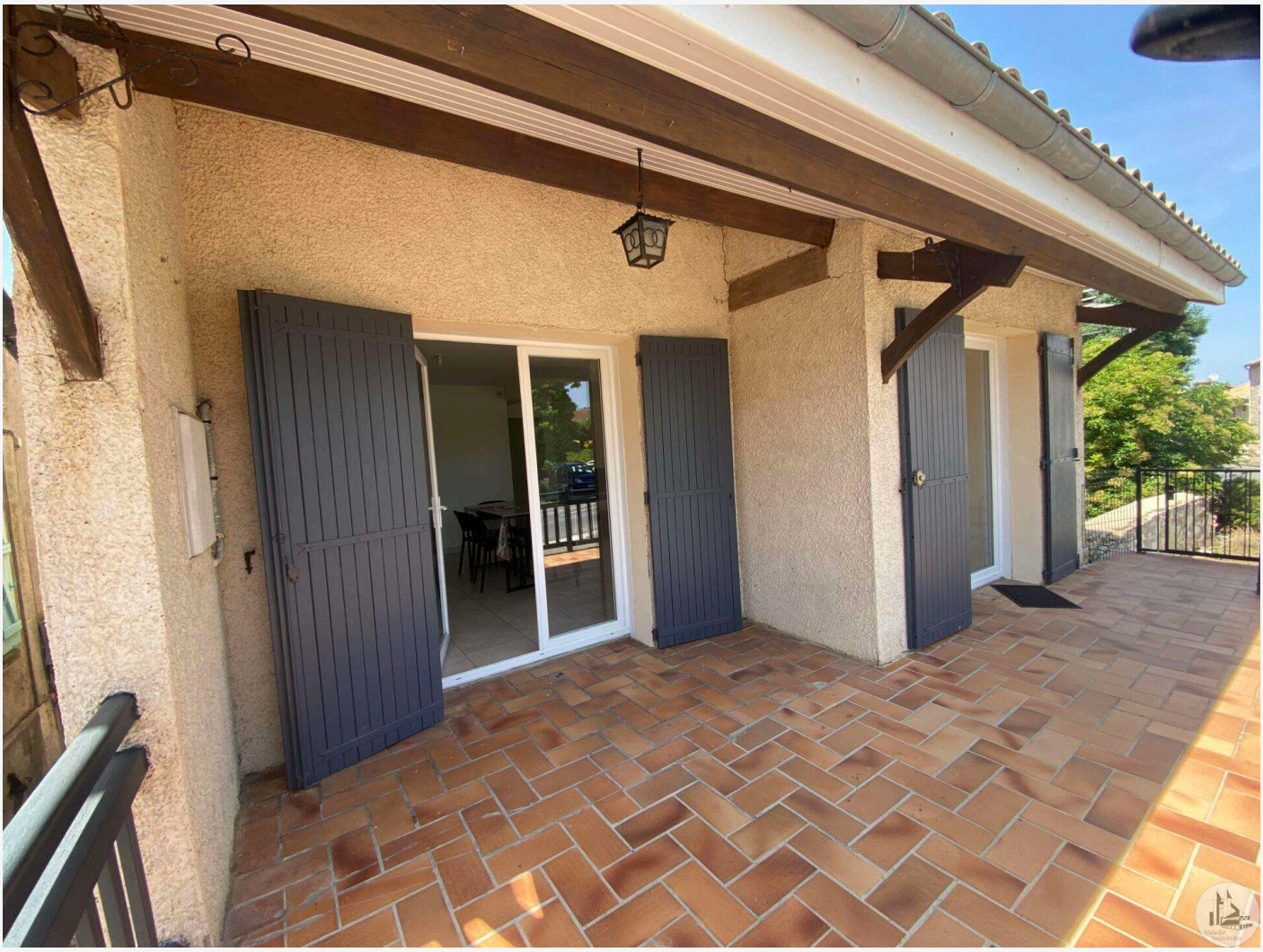
Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8960 • House - Villeréal •



DETAILS

Land surface: 248 m²

Number of bedrooms: 2

Number of levels: 0

Type of heating: Electric

Drainage/sewage: Everything in the sewer

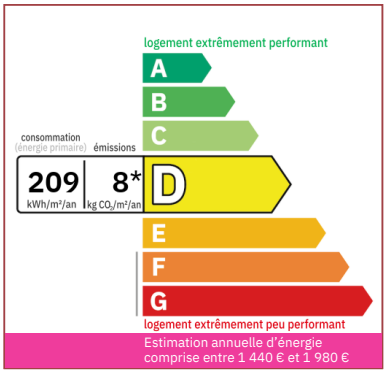
Swimming pool: No

Ground floor living: Yes

Work needed: No work

Fireplace: No

Built: 1900



A village house fully renovated in 2021 with a garden at the rear, close to all amenities and schools. 2 bedrooms, outbuildings.

90 m² living

248 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

121 000 €

Agency fees: 8 % VAT included*
Price without fees: 112 000 €

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

Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

• Description ref n°8960 •

A stone house with approximately 75 m² of living space, comprising:

- A living/dining room and kitchen of approximately 31.4 m², tiled floor, two French doors opening onto a tiled terrace. The kitchen is fitted and equipped with a sink, cupboards, oven, and extractor hood.

- A hallway of approximately 3 m², tiled floor.

- A shower room of approximately 4.8 m², tiled floor, heated towel rail, sink, and walk-in shower.

- A bedroom of approximately 14.3 m², PVC flooring, and a skylight.

- A bedroom of approximately 12 m², PVC flooring, with a dressing room of approximately 3.6 m².

From the hallway, a wooden staircase leads to the basement: a storage room/cellar of approximately 20 m² and an insulated room of approximately 6.8 m². A room of approximately 20.4 m², with a concrete floor, a French door, and a window.

Additional information:

- PVC double-glazed windows and wooden shutters.

- Electric heating.

- Mechanical ventilation (MVHR).
- 20 cm insulation under the basement and roof, and 45 cm insulation under the eaves.

- Mains drainage.

- Roof redone approximately 7 years ago, and skylights replaced.

- Electrical system up to code.

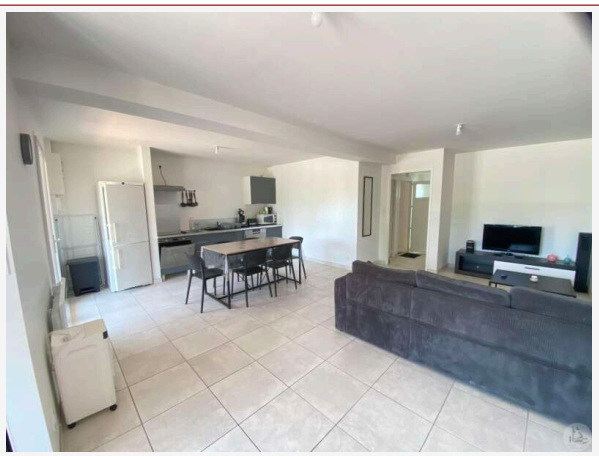
- Fiber optic internet available.

- Property tax: €350 (2025)









Outside:
- Outbuilding/chicken coop