



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

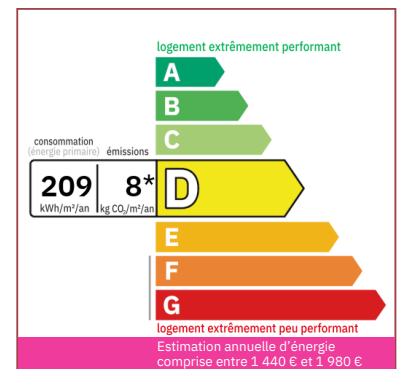
Swimming pool: No

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

- Villeréal -

17 place de la Halle

47210 Villeréal

Tel : 05 53 36 08 27

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Price fees included

126 000 €

Agency fees: 7,7 % VAT included*

Price without fees: 117 000 €

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



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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

