



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 907

• House - Villeréal •



## DETAILS

**Land surface:** 300 m<sup>2</sup>

**Number of bedrooms:** 2

**Number of levels:** 1

**Type of heating:** Wood

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

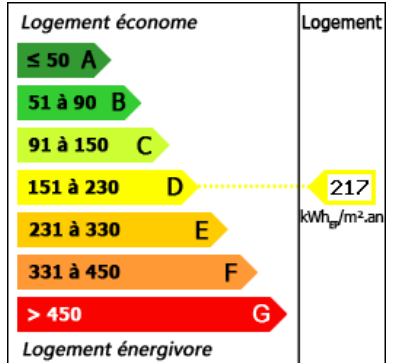
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Second work

**Fireplace:** Yes open hearth

**Built:** 1900



Stone village house with extension possibilities, living area of approx. 80 m<sup>2</sup>. with 2 bedrooms, terrace and garden of 450 m<sup>2</sup>. Beautiful view on the countryside.

80 m<sup>2</sup> living

300 m<sup>2</sup>

- Villeréal -

17 place de la Halle

47210 Villeréal

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Price fees included

160 500 €

Agency fees: 7 % VAT included\*

Price without fees: 150 000 €

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



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## • Description ref n°907 •

Stone village house comprising :

On the ground floor :

- An entry on a dining room (25 m<sup>2</sup>) with fireplace, tiled floor, exposed beams and French window overlooking terrace (28 m<sup>2</sup>).

- Kitchen partly equipped, old tiled floor (10.6 m<sup>2</sup>)

- A corridor with a separate toilet

- An attached garage of 40 m<sup>2</sup> with a possible opening from the dining room into a nice lounge with exposed stone.

First floor (access by stairs well maintained wooden)

- 2 bedrooms of approx. 14 and 21 m<sup>2</sup>, wooden floor, each with a fireplace.

- A corridor, with a drop of 4 steps to a showerroom (6 m<sup>2</sup>) with shower and towel dry. And a separate toilet.

- A room remaining to be converted into a third bedroom.

PVC double glazing.

Electric heating.

Sanitation by mains drainage.

Rainwater collector in soil cement.

Enclosed garden facing south-west side

- A covered terrace with a nice view.

- Garden of 500 m<sup>2</sup>. on the back of the house with a parking space.

- A woodshed adjoining 15 m<sup>2</sup>.

- A small garden shed.

