



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 9112

• House - Villeréal •



## DETAILS

**Land surface:** 9468 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 0

**Type of heating:** Fuel oil

**Drainage/sewage:** Septic tank

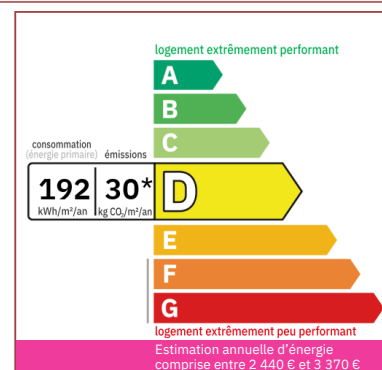
**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** Finitions / Décoration

**Fireplace:** Yes closed hearth

**Built:** 1986



Ideally located between Villereal and Monflanquin, this charming house of approximately 134 m<sup>2</sup> features 3 bedrooms, a garage, and a barn, all situated on a flat, enclosed plot of almost 1 hectare with a spring. A real gem.

134 m<sup>2</sup> living

9 468 m<sup>2</sup>

Pricaz Thibaut  
Agent commercial

Tel : 06 15 61 55 37

<https://valadie-immobilier.com>

[thibaut@valadie-immobilier.com](mailto:thibaut@valadie-immobilier.com)

Price fees included

199 500 €

Agency fees: 7,5 % VAT included\*

Price without fees: 185 500 €

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





# Agence Immobilière Valadié

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## • Description ref n°9112 •

Single-story house of 134 m<sup>2</sup> comprising an entrance hall, a 43 m<sup>2</sup> living room/kitchen, a 19 m<sup>2</sup> kitchen, 3 bedrooms, a 14.50 m<sup>2</sup> accessible bathroom with toilet, and a separate WC.

Attached to the house is a large garage with an electric door and a shed.

