# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 9134

• House - Villeréal •

## DETAILS

**Land surface:** 1421 m²

**Number of bedrooms:** 3

**Number of levels:** 0

**Type of heating:** Fuel oil

**Drainage/sewage:** Septic tank

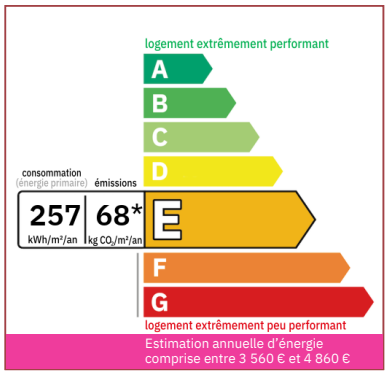
**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** Finitions / Décoration

**Fireplace:** Yes open hearth

**Built:** Not specified




In a particularly peaceful setting, with a garden where you can truly relax, this single-story country house invites you to enjoy its warm interior. Exclusively with the Valadié agency.

115 m² living

1 421 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

212 000 €

Agency fees: 6 % VAT included*
Price without fees: 200 000 €

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

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## • Description ref n°9134 •

A house of approximately 115 m², renovated in 1972, partly built of stone and the rest of concrete blocks.

It comprises: an entrance leading to a fitted kitchen of approximately 19.8 m² with cupboards, oven, extractor hood, hob, and a fireplace. The kitchen opens onto a living/dining room of approximately 23 m², a particularly bright sitting room (24 m²) with a conservatory feel, a hallway leading to a bathroom of approximately 5.8 m² with a bathtub, sink, and toilet, and three bedrooms of approximately 19.8 m², 11.7 m², and 11.4 m². There is also a utility/boiler room of approximately 14 m². The house features mostly double glazing and oil-fired central heating.

The attic is accessible from the boiler room.

There is a detached garage of approximately 19 m² (with a wine cellar below).

Fiber optic internet is available.

Garden all around with terrace and orchard.