# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 9217 • House - Villeréal •




## DETAILS

**Land surface:** 1595 m²

**Number of bedrooms:** 4

**Number of levels:** 0

**Type of heating:** Fuel oil

**Drainage/sewage:** Septic tank

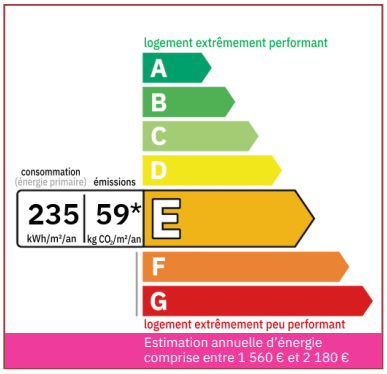
**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** Finitions / Décoration

**Fireplace:** Yes closed hearth

**Built:** 1972




Monpazier/Villereal area, house of approximately 90 m2 with four bedrooms, large basement and wooded park in the countryside.

**90 m² living**

**1 595 m²**

Non-binding document

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Price fees included

**123 000 €**

Agency fees: 7,9 % VAT included*
Price without fees: 114 000 €

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

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## • Description ref n°9217 •

Semi-detached house built in 1972 on a 1595 m² plot with a basement.

The approximately 90 m² single-story house comprises:

An entrance hall, a living/dining room with a wood-burning stove, a kitchen, four bedrooms, a shower room, and a separate toilet.

A basement of the same size as the house, accessible from inside, includes a double garage, a boiler room, and a cellar.

Outside, a balcony leads to an unfenced landscaped garden.

The windows and doors are double-glazed PVC.

The heating system is oil-fired.

The wastewater treatment system is a septic tank.











