



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 5572

• House - Villeréal •



## DETAILS

**Land surface:** 137 m<sup>2</sup>

**Number of bedrooms:** 4

**Number of levels:** 2

**Type of heating:** Electric

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

**Swimming pool:** No

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** No

**Built:** Not specified

Logement économe

≤ 50 A

51 à 90 B

91 à 150 C

151 à 230 D

231 à 330 E

331 à 450 F

> 450 G

Logement énergivore

DPE en cours

Rare in the center of the village of Villeréal, large house with 4 bedrooms, a garden of 130 m<sup>2</sup>, a large attached garage with its convertible floor, convertible attic.

120 m<sup>2</sup> living

137 m<sup>2</sup>

- Villeréal -

17 place de la Halle

47210 Villeréal

Tel : 05 53 36 08 27

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Price

187 000 €

The agency fees are entirely at the cost of the seller





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## • Description ref n°5572 •

The house consists of an entrance hall with distribution corridor leading to the living room, a kitchen, a bathroom on the ground floor, a staircase leading to the first floor.

Upstairs, a distribution landing leading to 4 bedrooms, an independent dressing room.

A second staircase leading to the second floor provides access to the convertible attic.

Outside a large garden of 137 m<sup>2</sup> with a large terrace sheltered by a veranda.

A large adjoining garage, with an area of 123 m<sup>2</sup> on the ground with convertible floor.

Floor of the garage to restore, half-timbering and cob.

Roof of the house in good condition (see photos).

Possibility of making a home instead of the garage (subject to change of destination).

