



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6855

• House - Villeréal •



DETAILS

Land surface: 30 m²

Number of bedrooms: 2

Number of levels: 0

Type of heating: climatisation

Drainage/sewage: Everything in the sewer

Swimming pool: Yes

Ground floor living: Yes

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

Single-storey house in a secure residence near Villeréal, ideal for active retirees who wish to enjoy a swimming pool and activities while maintaining total independence.

65 m² Carrez living

30 m²

- Villeréal -

17 place de la Halle

47210 Villeréal

Tel : 05 53 36 08 27

villereal@valadie-immobilier.com

Price fees included

142 000 €

Agency fees: 6,8 % VAT included*

Price without fees: 133 000 €

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



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Single-storey house, in a co-owned residence, including:

- A private terrace of approximately 18.5 m² with electric blinds and a roof veranda, closed with fencing for the private side.
- An entrance to the living/dining room (24.9 m²), tiled floor
- A separate kitchen of approximately 6.6 m², tiled floor. Fitted with upper and lower sliding cupboards, and equipped with an extractor hood, an oven, induction hob.
- 2 bedrooms (10 m² and 11 m² for the one with cupboard), tiled floor.
- A hallway with large cupboard (approximately 3.5 m²),
- A bathroom with walk-in shower (jet), sink and electric towel dryer (approximately 3.6m²)
- A toilet (approximately 2.5 m²), water heater, space for washing machine and hatch for access to the attic.
- A cellar of approximately 4 m² accessible from the terrace.

Miscellaneous :

- assigned parking space
- PVC joinery with double glazing.
- electric roller shutters
- Electric heating (new convectors) + reversible air conditioning in the living room
- VMC in the kitchen and shower room
- Intercom for electric entrance gate
- Mosquito nets at openings.

The co-ownership charges are approximately 180 euros per month and include, in addition to the maintenance of the residence, all kinds of activities such as cultural outings, cooking classes, outings to restaurants, support for shopping and access at the residence's heated swimming pool.

