



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7381

• House - Villeréal •



## DETAILS

**Land surface:** 3670 m<sup>2</sup>

**Number of bedrooms:** 2

**Number of levels:** 1

**Type of heating:** Electric

**Drainage/sewage:** Septic tank

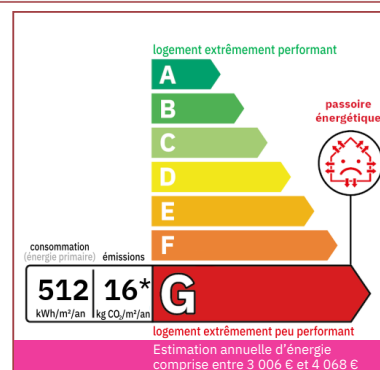
**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** Second work

**Fireplace:** Yes open hearth

**Built:** 1800



House on the riverbank - VILLEREAL area - In a beautiful environment, a house on the edge of a millrace, with a living area of approximately 100m<sup>2</sup> on a wooded plot of approximately 3670 m<sup>2</sup>

100 m<sup>2</sup> living

3 670 m<sup>2</sup>

- Villeréal -

17 place de la Halle

47210 Villeréal

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Price fees included

109 000 €

Agency fees: 9 % VAT included\*

Price without fees: 100 000 €

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





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## • Description ref n°7381 •

Single-story house to be restored, on the riverbank, with no openings on the roadside facade.

A pedestrian access path leads to the spillway and the land on the other side of the river.

The house comprises:

- Distributed hallway of approximately 9m<sup>2</sup> with tiled floor
  - Bedroom of approximately 10m<sup>2</sup> with tiled floor
  - Bathroom with shower and toilet of approximately 6m<sup>2</sup>
  - Living room of approximately 40m<sup>2</sup> with fireplace and French doors opening onto a terrace and former small pool
  - Kitchen of approximately 9m<sup>2</sup> fitted with cupboards and tiled floor, a French door opening onto a terrace
- Upstairs:
- Bedroom of approximately 9m<sup>2</sup> with parquet floor
  - Attic space
  - A large terrace

Sanitation to be redone, part of the roof to be reworked.

