



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8560

• House - Villeréal •



## DETAILS

**Land surface:** 571 m<sup>2</sup>

**Number of bedrooms:** 2

**Number of levels:** 0

**Type of heating:** Pompe à chaleur AIR/EAU

**Drainage/sewage:** Septic tank

**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

In the heart of a quiet little village, less than 10 minutes from shops, a restored and carefully maintained stone house with its garden and heated swimming pool

100 m<sup>2</sup> living

571 m<sup>2</sup>

- Villeréal -

17 place de la Halle

47210 Villeréal

Tel : 05 53 36 08 27

villereal@valadie-immobilier.com

Price fees included

217 300 €

Agency fees: 6 % VAT included\*

Price without fees: 205 000 €

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





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## • Description ref n°8560 •

Restored and meticulously maintained stone house, comprising a fitted kitchen opening onto the living room, a hallway, two bedrooms (one with a built-in wardrobe), a dressing room or office (accessible from one of the bedrooms), a bathroom (double vanity, shower, bathtub), and a toilet.

Terrace (with pergola) and tiled courtyard. PVC double glazing (except for the aluminum patio doors). Heating via air conditioning (air-to-water heat pump). Mechanical ventilation.

Wood-burning stove. Plus 3kW solar panels.

Fenced garden with a heated chlorine swimming pool (9 x 4.5m). Three parking spaces.

