

## Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 5412

## • House - Pays de Belvès •



DETAILS		Logement économe Logement
Land surface: 1.8 ha	Swimming pool: No	≤ 50 A 51 à 90 B
Number of bedrooms: 5	Ground floor living: No	91 à 150 C
Number of levels: 1	Work needed: Second work	151 à 230 D
		231 à 330 E 320
Type of heating: Fuel oil	Fireplace: Yes open hearth	331 à 450 F
Drainage/sewage: Septic tank	Built: Not specified	> 450 G
		Logement énergivore

Absolute silence for this stone property with a Périgord, an adjoining barn and an independent barn, located in a dominant clearing.

## 180 m<sup>2</sup> living

18 000 m<sup>2</sup>

Non-binding document

- Villeréal -17 place de la Halle 47210 Villeréal Tel : 05 53 36 08 27 villereal@valadie-immobilier.com Price fees included

243 800 € Agency fees: 6 % VAT included\* Price without fees: 230 000 €

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

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## • Description ref n°5412 •

10 minutes from the shops, stone property including a Périgord (which could be divided into 2 apartments): - on the ground floor: kitchen (24 m2) with old fireplace (wood stove), on one side 2 adjoining rooms, to be fitted out (21 and 17.9 m2) and on the other side: hallway, dining room (19.5 m2), 3 bedrooms (9.6; 14.1 and 11.6 m2), bathroom (sink, bidet and shower), wc Cellar under the room of 17.9 m2.

- upstairs: landing (11 m2), hallway (9.9 m2), 2 bedrooms (14.2 m2, 11.4 m2) and 2 rooms (6.6 and 5.8 m2)

Single glazed wood windows. Oil fired central heating. Floor or parquet on the ground, except in the kitchen, the bathroom and toilet.

Renovation work to consider.

Outbuildings: Attached stone barn (40 m2) Stone barn open to the front (46.5 m2) Cellar to the rear (approximately 14 m2 on the ground)

Land of about 1.8 ha: clearing surrounded by forests. Possibility of acquiring more land. Well.











