



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 1598

• House - Villeréal •



## DETAILS

**Land surface:** 9465 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 0

**Type of heating:** Gas

**Drainage/sewage:** Septic tank

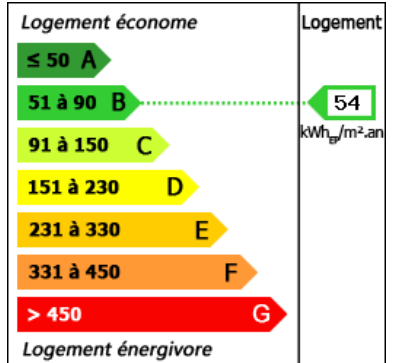
**Swimming pool:** Yes

**Ground floor living:** Yes

**Work needed:** No work

**Fireplace:** Yes closed hearth

**Built:** 1800



A beautiful set in perigord restored with taste, a few kilometers from Villeréal. A dwelling-house, 3 rooms, a studio, a barn and a swimming pool on a ground of 9465 m2 approx Lovely views of the countryside.

200 m<sup>2</sup> living

9 465 m<sup>2</sup>

- Villeréal -

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prix0

382 000 €

prixDetail0



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## • Description ref n°1598 •

Limit of the Dordogne/Lot-etGaronne, 20 min from Bergerac and its airport, close to shops of la Bastide de Villeréal.

Character house in stone, single-storey with a habitable surface of approximately 150 m2 including :

An entrance with a furnished veranda, a dining room, a fully equipped kitchen, a living room with a fireplace, a corridor of distribution to 2 bedrooms and two bathrooms including an independent, a laundry room.  
Upstairs : an attic room.

Gas central heating

Wood joinery with double glazing.

Sanitation installed 4 years ago.

A guest house of 50 m2 approximately comprising : a living room with a corner equipped kitchen, a bathroom and a bedroom.

A stone built barn of approximately 150 m2 on the ground.

A secure pool, with beach all around and a covered terrace.

Field 9465 m2 fully fenced.

