# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 1782 • House - Villeréal •




## DETAILS

**Land surface:** 5542 m²

**Number of bedrooms:** 5

**Number of levels:** 0

**Type of heating:** Gas

**Drainage/sewage:** Pit all waters

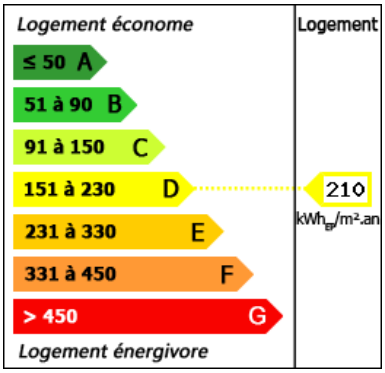
**Swimming pool:** Yes

**Ground floor living:** Yes

**Work needed:** No work

**Fireplace:** Yes closed hearth

**Built:** 2001




Beautiful home built in 2001 with a living area of 216 m2 habitable, a nice living room, 5 bedrooms, 3 bathroom. A plot of 5542 m2 approx with a secured swimming pool.

216 m² living

5 542 m²

Non-binding document

- Villeréal -
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prix0

249 900 €

prixDetail0

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## • Description ref n°1782 •

Located to the north of the Lot-et-Garonne, between Villeneuve sur Lot and Bergerac, close to the amenities of the bastide of Villeréal, traditional Villa of 216m2 of habitable space, built in 2001, with 4 bedrooms, a studio independent and a swimming pool, on a closed ground of 5542m2.

On the ground floor: entrance of 10m2 giving on a vast living room of 65m2 with open kitchen equipped and wood stove. Rear kitchen, space boiler room and storeroom with independent access.

Studio adjoining 32 m2 with a living room, a bedroom, and a bathroom.

Comfort: double glazing, electric shutters, insulation, roof, double walls, underfloor heating by boiler gas, hot-water tank, electric, individual sewage.

Outside: plot of 5542m2 parking, electric gate, terrace facing east with barbecue, covered terrace of 30m 2 with kitchen summer, swimming pool 11X5m, workshop storage of 44m2.







