



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 2941

• House - Villeréal •



## DETAILS

**Land surface:** 16797 m<sup>2</sup>

**Number of bedrooms:** 4

**Number of levels:** 1

**Type of heating:** Fuel oil

**Drainage/sewage:** Septic tank

**Swimming pool:** No

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** Yes closed hearth

**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

Fantastic property near the bastide of Villereal - South of Bergerac  
Large stone house with annexe- tastefully renovated. Pigeonnier- gîte and several outbuildings. Secluded postion. Amazing views

180 m<sup>2</sup> living

16 797 m<sup>2</sup>

- Issigeac -  
Grand Rue

24560 Issigeac

Tel : 05 53 58 68 26

issigeac@valadie-immobilier.com

Price fees included

420 000 €

Agency fees: 5 % VAT included\*

Price without fees: 400 000 €

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



# Agence Immobilière Valadié

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## • Description ref n°2941 •

The property dating back to 400 years is to be found at the end of a driveway, set in quiet and secluded location but yet only 6kms from the medieval Village of Villereal.

The main house comprises of a large entrance hall - 30m<sup>2</sup> original terracotta tiles and beams. Beautiful wood staircase leading up to the 1st floor.

Open planned kitchen area of 20m<sup>2</sup> with central island, opening out to the vast dining and lounge area- 60m<sup>2</sup>. Door opening out to the outside terrace with views over the rolling countryside.

Wood burner and fireplace; Quality lime stone tiles through out.

Door from the lounge area to the annexe of 36m<sup>2</sup> to be renovated

From the entrance hall a very handy Laundry and pantry are - 16m<sup>2</sup> with ample storage. Door leading to the inner courtyard and garden  
Separate toilet. Underfloor heating on the ground floor. Viessman boiler



### The 1st floor

Mezzanine office area - 12m<sup>2</sup> with doors to the front balcony. Landing- 9m<sup>2</sup>.

Main bedroom -22m<sup>2</sup> with ensuite bathroom -double sinks, bath, shower and WC

Bedroom 2 - 14m<sup>2</sup>

Bedroom 3 11m<sup>2</sup>, Bedroom 4 - -12m<sup>2</sup>. Bathroom - 5m<sup>2</sup> with Bath and shower

Chesnut looting through out.

From the landing- doors opening to the balcony overlooking the inner courtyard and leading on to a further bedroom number 5 or office with its independent access. Interior courtyard

Several out building and utility areas such as a Workshop - 27m<sup>2</sup>; Garage and wood storage areas - 15m<sup>2</sup>- further workshops and storage areas