

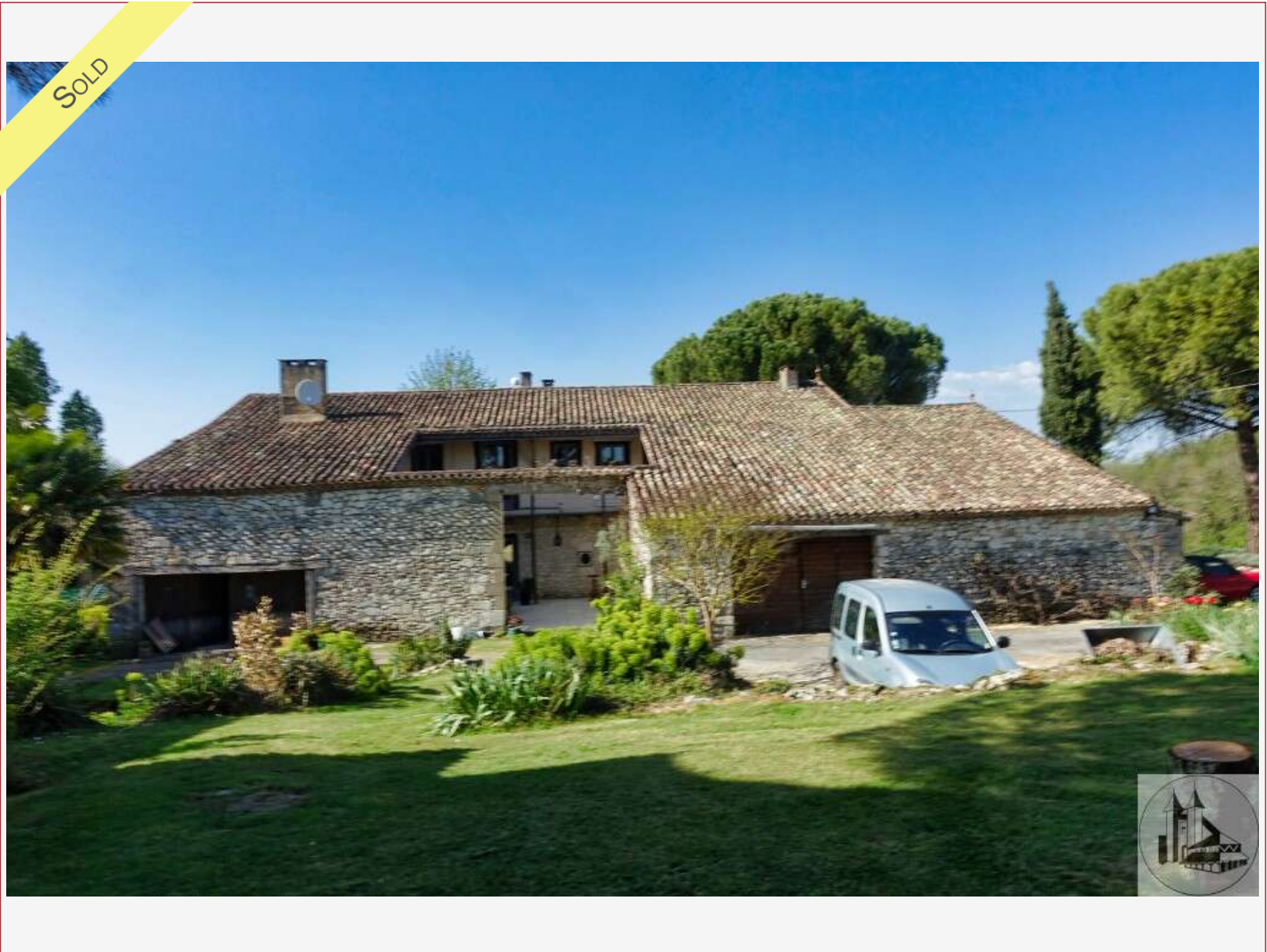


Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 2941

• House - Villeréal •



DETAILS

Land surface: 16797 m²

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 position. Amazing views

180 m² living

16 797 m²

- Issigeac -
Grand Rue

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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



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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 house comprises of a large entrance hall - 30m² original terracotta tiles and beams. Beautiful wood staircase leading up to the 1st floor.

Open planned kitchen area of 20m² with central island, opening out to the vast dining and lounge area- 60m² .

Door opening out to the outside terrace with viws over the rollong countryside.

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

Door from the lounge area to the annexe of 36m² to be renovated

From the entrance hall a very handy Laundry and pantry are - 16m² 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 - 12m² with doors to the front balcony. Landing- 9m².

Main bedroom -22m² with ensuite bathroom -doule sinks, bath, shower and WC

Bedroom 2 - 14m²

Bedroom 3 11m², Bedroom 4 - -12m². Bathroom - 5m² with Bath and shower

Chesnut looring through out.

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

Several out building and utilitie areas such as a Workhop - 27m²; Garage an wood storage areas - 15m²- further workops and storage areas