



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 3357

• House - Villeréal •



## DETAILS

**Land surface:** 3.28 ha

**Number of bedrooms:** 4

**Number of levels:** 1

**Type of heating:** Climatisation réversible

**Drainage/sewage:** Septic tank

**Swimming pool:** Yes

**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

Charming style house of Périgord to the doors of Villeréal, in a calm and preserved environment with 4 rooms, a swimming pool, a garage, a bungalow, a pool house all on a very nice plot.

300 m<sup>2</sup> living

32 800 m<sup>2</sup>

- Villeréal -

17 place de la Halle

47210 Villeréal

Tel : 05 53 36 08 27

villereal@valadie-immobilier.com

Price fees included

525 000 €

Agency fees: 5 % VAT included\*

Price without fees: 500 000 €

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



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## • Description ref n°3357 •

Beautiful character property composed of a main house type périgourdine with a pigeon loft, including the ground floor:

An entry, an equipped kitchen, a dining room, a large bright living room with a wood-burning stove and a multi-media corner, a library corner surrounded by a magnificent timber-framed and period with floor tiles ancient floor.

Light set taking advantage of exposed beams, lime plastered. A room in the ground floor accessible from the outside, a room water, a wc, a laundry room large laundry room with cupboards and direct access from the outside.

The first floor served by a beautiful staircase in wood painted in white offers a corridor of distribution, overlooking a second great room of 22 m<sup>2</sup>, and a third bedroom of 17 m<sup>2</sup>.

Finally the spacious master bedroom suite with a total area of 70 m<sup>2</sup> including a bathroom of 10 m<sup>2</sup> with shower and toilet, very large dressing room, and an office space.

A storage space and a separate toilet are also present on the floor.

Outside, a beautiful swimming pool of 6m x 12m surrounded by lavender and a sun terrace in exotic wood, surrounded by its pool house with a summer kitchen and a barbecue area.

The property has a large garage for vehicles, a storage space for wood and a workshop, all with a surface area of 100 m<sup>2</sup>.

Bungalow was arranged to receive guests.

Electric central heating by air conditioning reversible gainable in every room of the house.

Land of 3.2 hectares.

Large floor to ceiling windows aluminum double pane glass self-timer a break.



Well exception.