



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 4373

• House - Lougratte •



## DETAILS

**Land surface:** 2500 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 0

**Type of heating:** Electric

**Drainage/sewage:** Septic tank

**Swimming pool:** Yes

**Ground floor living:** Yes

**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

At 12 min from Villeneuve/lot, 40 min from Bergerac, a charming country house with outstanding views, in a peaceful place without other dwellings in the close vicinity. A bright and spacious house on a plot of 2500 m<sup>2</sup> with a

125 m<sup>2</sup> living

2 500 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

265 000 €

Agency fees: 6 % VAT included\*

Price without fees: 250 000 €

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



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## • Description ref n°4373 •

This house is located in the region of Villereal, Castillonnes, Cancon, Monflanquin. A stone house with a cellar, comprising :

- A kitchen/dining room of 32.3 m<sup>2</sup>, fitted kitchen with cupboards, a sink, gas/electric cooker, dishwasher, fridge, extractor hood
- A living room of 45.8 m<sup>2</sup> with terracotta floors, a fireplace equipped with a wood stove.
- A toilet
- A corridor of 5 m<sup>2</sup> approx serving :
- A bedroom of 13.8 m<sup>2</sup> approximately with a wetroom of open water (shower and sink).
- A bedroom of 8.4 m<sup>2</sup> approximately with a wetroom of open water (shower and sink)
- a room of 12.3 m<sup>2</sup> approx with an ensuite bathroom of 6.5 m<sup>2</sup> send (sink, shower, rolltop bathtub) and a separate wc.

Part of it is on cave 26.8 m<sup>2</sup> with a laundry area.

Tiled floors throughout the house.

Wood joinery with some double glazing and single glazing.

Electric and wood heating.

Hot water Production by electric chauffe-eau.

Sanitation by septic tank.

A in-ground pool 8m X 4m (chlorinated), roman steps.  
Local technical.

A brand new pool liner will be staled in September.

A pretty stone well with water.

A stone barn, with a 124 m<sup>2</sup> approx

Garden of 2500 m<sup>2</sup>

High-speed internet available through Orange

