



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 4373

• House - Lougratte •



DETAILS

Land surface: 2500 m²

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 m² with a

125 m² living

2 500 m²

- 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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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 m², fitted kitchen with cupboards, a sink, gas/electric cooker, dishwasher, fridge, extractor hood
- A living room of 45.8 m² with terracotta floors, a fireplace equipped with a wood stove.
- A toilet
- A corridor of 5 m² approx serving :
- A bedroom of 13.8 m² approximately with a wetroom of open water (shower and sink).
- A bedroom of 8.4 m² approximately with a wetroom of open water (shower and sink)
- a room of 12.3 m² approx with an ensuite bathroom of 6.5 m² send (sink, shower, rolltop bathtub) and a separate wc.

Part of it is on cave 26.8 m² 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 m² approx

Garden of 2500 m²

High-speed internet available through Orange

