



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 4964

• House - Villeréal •



DETAILS

Land surface: 6111 m²

Number of bedrooms: 5

Number of levels: 2

Type of heating: Fuel et bois

Drainage/sewage: Pit all waters

Swimming pool: Yes

Ground floor living: No

Work needed: No work

Fireplace: Yes open 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

DPE en cours

Logement énergivore

'Maison de Maître' style stone house- 5 bedrooms, large attached barn, small outbuilding and swimming pool- 6111m² of land - Near the bastide village of Villereal

284 m² living

6 111 m²

- Issigeac -
Grand Rue

24560 Issigeac

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Price fees included

398 000 €

Agency fees: 4,7 % VAT included*

Price without fees: 380 000 €

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



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• Description ref n°4964 •

This beautiful stone house offers over 284 m² (3056ft²) of living space over 3 levels.

House - Ground floor--

The house consists of on the ground floor of an entrance hall - 10m²env.

Door down to a wine cellar.

Lounge of 30m² (4,67 x 6,48 m) large stone fireplace - terracotta tiled floors, exposed beams and stone walls.

Dining room of 16,70m² (3,71 x 4,51 m) with pellet wood burner—terracotta tiled floor.

Large open planned equipped kitchen of 30,31m² (4,67 x 6,47 m) with central island, large stone fireplace, exposed beams and stone walls- French door leading to the garden and pool area.

Laundry room or rear kitchen with boiler area of 24,50m² (7 x 3,46 m)

Access to the barn -

Veranda of 32,81 m² (2,81 x 11,64 m)– sliding doors access to the garden and pool area. Fireplace/ bbq. Stone floor.



--1st Floor--

From the entrance hall - wooden staircase serving the first floor and a landing of 12m².

Bedroom n°1 - 31 m² (4,44 x 6,95 m)

Lino flooring (wooden floor underneath), large stone fireplace, exposed beams and stone walls -

--Ensuite bathroom - 6.37 m² (2.30 x 2,76 m) with WC, Bath/ shower and wash basin – tiled floor.



Bedroom n°2 - 38,18m² (5,23 x 7,26 m)

Wooden floor, stone fireplace

En suite bathroom of 5,89m² (2,23 x 7,26 m) with WC, Bath/ shower and wash basin – Polished cement floor.

-- 2nd floor--

Wooden staircase leading to the second floor and landing area -9m²



Bedroom n°3 - (18,69m² (4,57 x 4m) with beautiful