



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 4964

• House - Villeréal •



## DETAILS

**Land surface:** 6111 m<sup>2</sup>

**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

Logement énergivore

DPE en cours

'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 m<sup>2</sup> living

6 111 m<sup>2</sup>

- 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



# Agence Immobilière Valadié

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## • Description ref n°4964 •

This beautiful stone house offers over 284 m<sup>2</sup> (3056ft<sup>2</sup>) of living space over 3 levels.

### House - Ground floor--

The house consists of on the ground floor of an entrance hall - 10m<sup>2</sup>env.

Door down to a wine cellar.

Lounge of 30m<sup>2</sup> (4,67 x 6,48 m) large stone fireplace - terracotta tiled floors, exposed beams and stone walls.

Dining room of 16,70m<sup>2</sup> (3,71 x 4,51 m) with pellet wood burner—terracotta tiled floor.

Large open planned equipped kitchen of 30,31m<sup>2</sup> (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 24,50m<sup>2</sup> (7 x 3,46 m)

Access to the barn -

Veranda of 32,81 m<sup>2</sup> ( 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 12m<sup>2</sup>.

Bedroom n°1 - 31 m<sup>2</sup> (4,44 x 6,95 m)

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

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

Bedroom n°2 - 38,18m<sup>2</sup> (5,23 x 7,26 m)

Wooden floor, stone fireplace

En suite bathroom of 5,89m<sup>2</sup> ( 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 -9m<sup>2</sup>



Bedroom n°3 - (18,69m<sup>2</sup> (4,57 x 4m) with beautiful