Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 5142 • House - Bergerac •



DETAILS

Land surface: 11282 m²

Number of bedrooms: 5

Number of levels: 1

Type of heating: Gaz + insert

Drainage/sewage: Septic tank

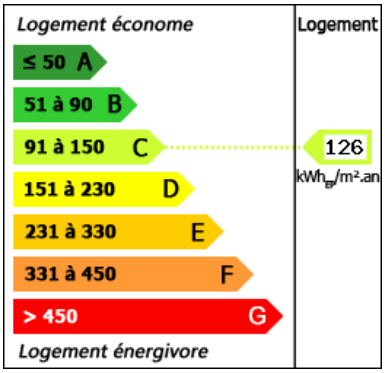
Swimming pool: Yes

Ground floor living: No

Work needed: No work

Fireplace: Yes open hearth

Built: Not specified



Former " périgourdine restored with great taste with 1 ha 10.
Very beautiful volumes, and a large wooded park with swimming pool and outbuildings.

320 m² living

11 282 m²

Non-binding document

- Villeréal -
17 place de la Halle
47210 Villeréal
Tel : 05 53 36 08 27
villereal@valadie-immobilier.com

Price

545 000 €

The agency fees are entirely at the cost of the seller

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Access to the property is by a path giving on the home.

On the ground floor, the main entrance gives on a corridor leading to :
- a bathroom 7 m2 with shower Italian, bath, w. c, wash basin, underfloor heating
- a room on the ground floor of 16 m2 with fitted wardrobes.
- a laundry room of 12m2 (water softener)
- a fully equipped kitchen of 16 m2 with gas hob and granite worktop.
- a back kitchen of 18 m2 (or small sitting area)
- a large living room of 63 m2 with exposed beams, exposed stone walls, tiled floor, large fireplace with wood-burning stove, and access to the garden and the outdoor terrace.
-an office / library 21 m2 with access on the exterior of the property.

Has the floor:

A main bearing giving on :

-a bathroom of 4 m2 with shower, toilet and sink
-a very large en-suite bedroom 28 m2 with carpeted floor, exposed beams. The en suite bathroom has a bathtub, a washbasin, a toilet, a shower, and a dressing room.
- a second bedroom of 19 m2 with wooden floor with built in wardrobes.
-a sleeping area independent with a room of 12 m2, a kitchenette with sink, hob and storage. An open living room that serve as a workshop. A bathroom with sink, toilet and shower cabin.
- a large garage for storage

Gas heating.

Outside, a large park with trees of around 1 hectare with fruit. A salt swimming pool heated (heat Pump) of 12m by 6m, electric blanket, solar shower and a large terrace.

Dependencies :

-A large garage of 53 m2 which can contain two cars. Solar panels.
-A garden shed of 18 m2 with electricity.







