



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 5142

• House - Bergerac •



## DETAILS

**Land surface:** 11282 m<sup>2</sup>

**Number of bedrooms:** 5

**Number of levels:** 1

**Type of heating:** Gaz + insert

**Drainage/sewage:** Septic tank

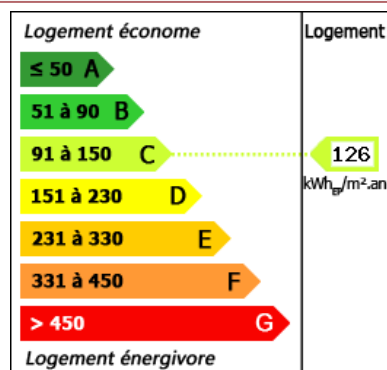
**Swimming pool:** Yes

**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 m<sup>2</sup> living

11 282 m<sup>2</sup>

- Villeréal -

17 place de la Halle

47210 Villeréal

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Price

545 000 €

The agency fees are entirely at the cost of the seller





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## • Description ref n°5142 •

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 m<sup>2</sup> with shower Italian, bath, w. c, wash basin, underfloor heating
- a room on the ground floor of 16 m<sup>2</sup> with fitted wardrobes.
- a laundry room of 12m<sup>2</sup> (water softener)
- a fully equipped kitchen of 16 m<sup>2</sup> with gas hob and granite worktop.
- a back kitchen of 18 m<sup>2</sup> (or small sitting area)
- a large living room of 63 m<sup>2</sup> 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 m<sup>2</sup> with access on the exterior of the property.

Has the floor:

A main bearing giving on :

- a bathroom of 4 m<sup>2</sup> with shower, toilet and sink
- a very large en-suite bedroom 28 m<sup>2</sup> 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 m<sup>2</sup> with wooden floor with built in wardrobes.
- a sleeping area independent with a room of 12 m<sup>2</sup>, 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 m<sup>2</sup> which can contain two cars.
- Solar panels.
- A garden shed of 18 m<sup>2</sup> with electricity.

