



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 5151

• House - Villeréal •



## DETAILS

**Land surface:** 6999 m<sup>2</sup>

**Number of bedrooms:** 5

**Number of levels:** 1

**Type of heating:** Electric

**Drainage/sewage:** Septic tank

**Swimming pool:** Yes

**Ground floor living:** Yes

**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

A stone Périgord in the countryside a few min from Villeréal. Quiet place - 5 bedrooms, living room, 2 bathrooms, a covered terrace.

On a plot of approximately 7000 m<sup>2</sup> with a swimming pool.

127 m<sup>2</sup> living

6 999 m<sup>2</sup>

- Villeréal -

17 place de la Halle

47210 Villeréal

Tel : 05 53 36 08 27

villereal@valadie-immobilier.com

Price

265 000 €

The agency fees are entirely at the cost of the seller





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## • Description ref n°5151 •

A house with a living area of approximately 127 m<sup>2</sup> including:

- An entrance hall, living room of approximately 25.7 m<sup>2</sup>, tiled floor, French window onto a covered terrace, old cupboard, a fireplace fitted with a wood stove.
- A kitchen of approximately 6.5 m<sup>2</sup>, tiled floor, earthenware on the walls, a French window onto a terrace with a blind. Kitchen fitted with cupboards, sink, extractor.
- A hallway with a staircase to the first floor of approximately 12.4 m<sup>2</sup> and an old cupboard.
- A bedroom of approximately 11.2 m<sup>2</sup>, parquet floor, wallpaper on the walls.
- A bedroom of approximately 10.2 m<sup>2</sup>, parquet floor, wallpaper on the walls.
- A second hallway of about 5 m<sup>2</sup>, tiled floor, with a separate toilet with a hand basin
- A bathroom of approximately 3.45 m<sup>2</sup> with a shower, a sink, tiled floor, earthenware on the walls,
- A bedroom of about 8.7 m<sup>2</sup>, wooden floor, sink.
- A bathroom of approximately 3.5 m<sup>2</sup> with a sink, a shower, a toilet, tiled floor
- A cellar of about 5.4 m<sup>2</sup>, tiled floor, with a door giving access to a garage of about 10.3 m<sup>2</sup>.

Upstairs :

- A landing of approximately 9.5 m<sup>2</sup>, floor to floor.
- A bedroom of approximately 12.5 m<sup>2</sup>, wooden floor, a skylight
- A bedroom of approximately 12.9 m<sup>2</sup>, wooden floor, a skylight

Comfort and appreciation:

- Electric central heating by an electric boiler (radiators in the rooms).
- Reversible air conditioning upstairs.
- Wooden joinery with double glazing and wooden shutter.
- Roof redone in 1997 (frame and tiles), as well as the lean-to.

Outside :

- A covered terrace of 3m X 4m, tiled floor
- A swimming pool built in 2000 Desjoyaux, with a liner, 5m X 10m, with chlorine. A pergola

- A small workshop for garden tools.
- A tiled terrace of 5m X 3m facing South.

