



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 5606

• House - Villeréal •



DETAILS

Land surface: 36903 m²

Number of bedrooms: 8

Number of levels: 1

Type of heating: Pompe à chaleur, Bois, fuel

Drainage/sewage: micro station et fosse

Swimming pool: Yes

Ground floor living: No

Work needed: No work

Fireplace: Yes closed hearth

Built: 1800

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

Very beautiful property located 5 minutes from the bastide of Villeréal.
Carefully restored - 2 large houses, 3.6 ha, pond, river, swimming pool, large stone barn.

410 m² living

36 903 m²

- Issigeac -
Grand Rue

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Price fees included

728 000 €

Agency fees: 4 % VAT included*

Price without fees: 700 000 €

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



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Very beautiful property consisting of two large houses each offering 4 bedrooms and 3/4 bathrooms.

THE STONE HOUSE - approx. 200 m² living space, Restored in 2013

Ground floor

Entrance to kitchen (4.56 x 4.38) - 19.52 m²

Custom-made and fully equipped wooden kitchen unit.

Large central wooden island - sink, built-in cupboards.

Travertine floor - half-timbered wall

Wooden staircase leading to the first floor

Laundry room or back kitchen of (3.83 x 3.7) - 14 m²

French window opening onto a private terrace - 17 m² and enclosed garden

Boiler room - 8 m²

Dining room or TV room (3.72 x 4.32) - 16 m² with wood stove.

Old painted parquet floor.

Large Salon (5.58m x 5.17m) - 28.85 m²

Wood stove. French window opening onto the garden

Beams and exposed stones - travertine stone floor

Distribution corridor, Bedroom 1 - (2.97 x 5.14 m) - 15.31 m² old painted parquet floor

Adjacent bathroom (3, 83 x 2.5) - 9.69 m²

Hip bath, walk-in shower, basin and Wc - door opening onto the garden

Separate toilet with basin - 2 m²

-Stage:

Landing (3.12 x 1.97) - 6.20m² - painted wooden floor

-Bedroom 2: (3.12m x 3.50m) - 11m² - Beams and exposed frames

Shared bathroom 'Jack and Jill' style for bedroom 2 and 3 - (3.09 x 1.72m) - 5.32 m²

Old parquet floor - Bathtub / shower, basin and Wc

- Bedroom 3 - (5.18 x 2.63m) -13.46 m²

Beams and exposed frames - old parquet floor

French doors opening onto a small balcony with views of the swimming pool, garden and countryside

Bedroom 4 - (4.73 x 3.32m) - 15.74 m²- Master bedroom suite

Oak parquet floor, exposed beams and frames

Dressing room - 4, 20 m² and custom-made cupboards

- Air conditioner

-Hidden behind the custom made shower room doors

(2.97 x 1.84m - 5.49 m² - Travertine floor - Shower, basin and WC

Heating by wood stove and fuel boiler



LA MAISON A COLOMBAGE - 175 m² floor plan -