



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 5606

• House - Villeréal •



## DETAILS

**Land surface:** 36903 m<sup>2</sup>

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

36 903 m<sup>2</sup>

- Issigeac -  
Grand Rue

24560 Issigeac

Tel : 05 53 58 68 26

issigeac@valadie-immobilier.com

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



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

## • Description ref n°5606 •

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

THE STONE HOUSE - approx. 200 m<sup>2</sup> living space, Restored in 2013

Ground floor

Entrance to kitchen (4.56 x 4.38) - 19.52 m<sup>2</sup>

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 m<sup>2</sup>

French window opening onto a private terrace - 17 m<sup>2</sup> and enclosed garden

Boiler room - 8 m<sup>2</sup>

Dining room or TV room (3.72 x 4.32) - 16 m<sup>2</sup> with wood stove.

Old painted parquet floor.

Large Salon (5.58m x 5.17m) - 28.85 m<sup>2</sup>

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 m<sup>2</sup> old painted parquet floor

Adjacent bathroom (3, 83 x 2.5) - 9.69 m<sup>2</sup>

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

Separate toilet with basin - 2 m<sup>2</sup>

-Stage:

Landing (3.12 x 1.97) - 6.20m<sup>2</sup> - painted wooden floor

-Bedroom 2: (3.12m x 3.50m) - 11m<sup>2</sup> - Beams and exposed frames

Shared bathroom 'Jack and Jill' style for bedroom 2 and 3 - (3.09 x 1.72m) - 5.32 m<sup>2</sup>

Old parquet floor - Bathtub / shower, basin and Wc

- Bedroom 3 - (5.18 x 2.63m) -13.46 m<sup>2</sup>

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 m<sup>2</sup>- Master bedroom suite

Oak parquet floor, exposed beams and frames

Dressing room - 4, 20 m<sup>2</sup> and custom-made cupboards

- Air conditioner

-Hidden behind the custom made shower room doors

(2.97 x 1.84m - 5.49 m<sup>2</sup> - Travertine floor - Shower, basin and WC

Heating by wood stove and fuel boiler



LA MAISON A COLOMBAGE - 175 m<sup>2</sup> floor plan -