



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 5727

• House - Villeréal •



## DETAILS

**Land surface:** 5400 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 1

**Type of heating:** Fuel oil

**Drainage/sewage:** Septic tank

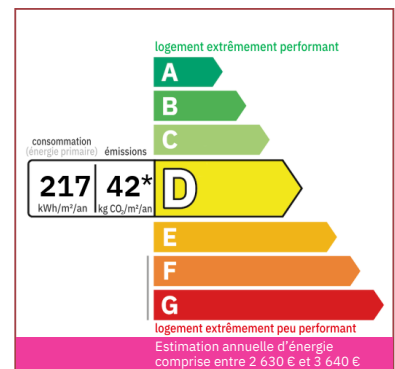
**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** Yes closed hearth

**Built:** Not specified



Charming stone house near Villeréal, and 30 km from Bergerac with beautiful grounds of 5400 m<sup>2</sup>, swimming pool, on the banks of the river. Three covered terraces, "Car-port" for two cars, workshop garage, cellar. POOL

200 m<sup>2</sup> living

5 400 m<sup>2</sup>

- Villeréal -

17 place de la Halle

47210 Villeréal

Tel : 05 53 36 08 27

villereal@valadie-immobilier.com

Price fees included

370 000 €

Agency fees: 4,2 % VAT included\*

Price without fees: 355 000 €

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





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## • Description ref n°5727 •

This unique property, on the terrace, "in the air of Provence", not isolated, benefits from a park and a charming environment, it dominates its limit by the river.

Outside a large terrace of 110 m<sup>2</sup> including the 11m x 5m chlorine swimming pool with a summer kitchen under an awning. Southern exposure

In front of the house is a large covered terrace of 27m<sup>2</sup>. Entrance into a large room of 47 m<sup>2</sup>, dining room, living room with a wood-burning fireplace equipped with an insert with a hot air propulsion system by blower ducts. opening onto a veranda (19m<sup>2</sup>) with a view of the park.

Distribution hall 17 m<sup>2</sup> with a skylight, kitchen area equipped with a central island with an electric hot plate, a double gas fire with bottle supply, all with an area of 10 m<sup>2</sup>. Back kitchen of 4m<sup>2</sup> equipped with storage shelves, French window on street.

Sanitary (4m<sup>2</sup>) with shower, sink and toilet.

In height difference of 3 steps a second living room (23 m<sup>2</sup>) with a fireplace equipped with pellet stove (not included in the sale price), distributing an attic mezzanine of 22m<sup>2</sup> (attic adjoining the mezzanine), an independent WC.

This living room opens onto a beautiful covered terrace with an area of 25 m<sup>2</sup> with a masonry fireplace style barbecue, a utility room, boiler room.

Bedroom 1: parental suite of 20 m<sup>2</sup> with a shower room of 4 m<sup>2</sup> (included in the total area of the bedroom). The bedroom has a large built-in closet of 4 meters. New carpet on the floor.

Bedroom 2: On a slope, en-suite bedroom of 22 m<sup>2</sup> on one level with French window overlooking the park, large built-in cupboards of 2 linear meters and a bathroom of 4.5 m<sup>2</sup> with walk-in shower as well as a toilet.

Bedroom 3: On a slope, this 15 m<sup>2</sup> bedroom with window is also located on the garden side New carpet on the floor

A double carport (33m<sup>2</sup>) is at the entrance of the property with the possibility of parking two vehicles.

