Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 5727

• House - Villeréal •



DETAILS

Land surface: 5400 m²

Number of bedrooms: 3

Number of levels: 1

Type of heating: Fuel oil

Drainage/sewage: Septic tank

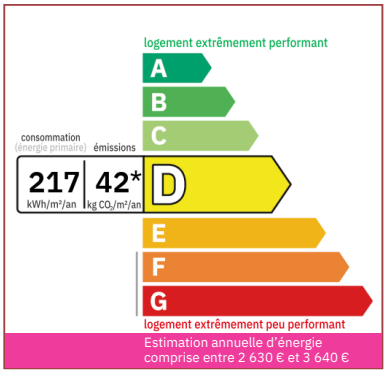
Swimming pool: Yes

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 m2, swimming pool, on the banks of the river. Three covered terraces, "Car-port" for two cars, workshop garage, cellar. POOL

200 m² living

5 400 m²

Non-binding document

- 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 m2 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 27m2.
Entrance into a large room of 47 m2, 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 (19m2) with a view of the park.



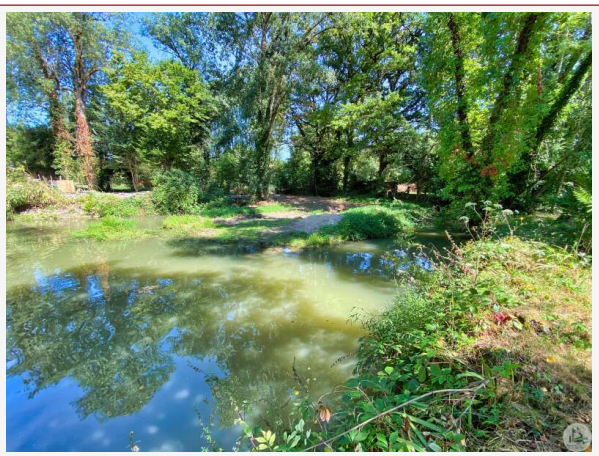
Distribution hall 17 m2 with a skylight, kitchen area equipped with a central island with an electric hot plate, a double gas fire with bottle supply, all with an area of 10 m2. Back kitchen of 4m2 equipped with storage shelves, French window on street.
Sanitary (4m2) with shower, sink and toilet.

In height difference of 3 steps a second living room (23 m2) with a fireplace equipped with pellet stove (not included in the sale price), distributing an attic mezzanine of 22m2 (attic adjoining the mezzanine), an independent WC.
This living room opens onto a beautiful covered terrace with an area of 25 m² with a masonry fireplace style barbecue, a utility room, boiler room.



Bedroom 1: parental suite of 20 m2 with a shower room of 4 m2 (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 m2 on one level with French window overlooking the park, large built-in cupboards of 2 linear meters and a bathroom of 4.5 m2 with walk-in shower as well as a toilet.



Bedroom 3: On a slope, this 15 m2 bedroom with window is also located on the garden side New carpet on the floor

A double carport (33m2) is at the entrance of the property with the possibility of parking two vehicles.