



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 5930

• House - Villeréal •



## DETAILS

**Land surface:** 18074 m<sup>2</sup>

**Number of bedrooms:** 4

**Number of levels:** 0

**Type of heating:** Fuel oil

**Drainage/sewage:** Septic tank

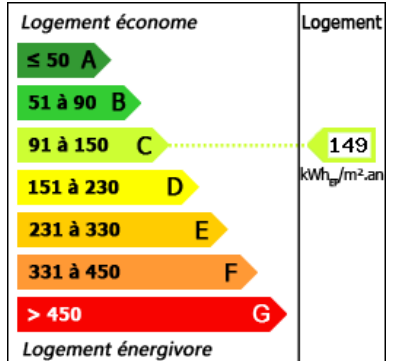
**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** Second work

**Fireplace:** Yes open hearth

**Built:** Not specified



5 minutes from Villeréal, 30 min from BERGERAC, without close neighbor, at the heart of our beautiful countryside, former farm composed of a main house, an annex living, and dependencies.

134 m<sup>2</sup> living

18 074 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

228 960 €

Agency fees: 6 % VAT included\*

Price without fees: 216 000 €

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





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## • Description ref n°5930 •

Old body of farm is composed of different buildings :

- a main house comprising an entrance (6,78 m<sup>2</sup>) with closet, a kitchen 10,15 m<sup>2</sup> (equipped with furniture high and low, hob, hood and oven) open to the dining room / lounge 40,33 m<sup>2</sup> (with fireplace), kitchen (10,28 m<sup>2</sup>), corridor, 4 bedrooms of 10.9 m<sup>2</sup> ; 13,89 m<sup>2</sup> ; 12,16 m<sup>2</sup> ; 12,74 m<sup>2</sup> (parquet floor floating on the ground), a bathroom (5,51 m<sup>2</sup>), a w. c. Cellar (7,43 m<sup>2</sup>). Boiler room (9,69 m<sup>2</sup>).

Oil fired central heating; single glazing.

- a secondary house (without heating and in need of modernisation works) : kitchen - / living room (29,94 m<sup>2</sup>), living room (14,58 m<sup>2</sup>), 2 bedrooms (9,74 and 8.46 m<sup>2</sup>), bathroom 2.41 m<sup>2</sup>(accessible by the terrace). A w. c to the outside.

- a dependence to renovate, in which is a shower and a w. c.

- a garage 25,38 m<sup>2</sup> (roof resuivre) and delivery (30,48 m<sup>2</sup>) adjoining the boiler room on one side and to the garage.

- a stone barn of 190 m<sup>2</sup> on the ground (roof redone)

Land, in part garden with a well.

