



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6131

• House - Villeréal •



## DETAILS

**Land surface:** 3721 m<sup>2</sup>

**Number of bedrooms:** 2

**Number of levels:** 1

**Type of heating:** Wood + Electric

**Drainage/sewage:** Septic tank

**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** Yes closed hearth

**Built:** Not specified

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

A Périgourdine style stacked stone house, over 500 years old, in peaceful countryside. 2 bedrooms, 2 shower rooms, a kitchen, a living room, a covered terrace.

70 m<sup>2</sup> living

3 721 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

189 390 €

Agency fees: 7 % VAT included\*

Price without fees: 177 000 €

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





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## • Description ref n°6131 •

A house comprising:

- An entrance into a kitchen/dining room of around 19 m<sup>2</sup>, tiled floor, a fireplace with a wood-burning stove. Fitted kitchen with low cupboards, a sink, tiled worktop.
  - 3 steps to a living room of approximately 24 m<sup>2</sup>, wooden floor, a fireplace with a wood stove, a French window to the covered terrace.
- Access to the cellar by a hatch.
- A staircase serving
  - A clearance of approximately 1.5 m<sup>2</sup>, parquet floor.
  - A bathroom of approximately 2.4 m<sup>2</sup>, parquet floor, with a shower, a sink and a toilet, vmc.
  - A bedroom of approximately 9.7 m<sup>2</sup> with sloping ceilings, parquet floor, a skylight.

From the kitchen, 2 steps to:

- a bedroom of approximately 12 m<sup>2</sup>, floating parquet floor, cupboards, space for the washing machine. A shower room then of approximately 3.3 m<sup>2</sup>, tiled floor. A walk-in shower, a sink and a toilet, vmc.

A covered terrace of approximately 17.9 m<sup>2</sup>, lot stone on the ground.

Information items:

- Electric heating and wood stove.
- Non-compliant septic tank sanitation.
- Wooden joinery with single glazing and wooden shutter.

Outside :

- A plot of approximately 3700 m<sup>2</sup>
- A car port and a workshop.

