



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6409

• House - Villeréal •



DETAILS

Land surface: 3 ha

Number of bedrooms: 5

Number of levels: 1

Type of heating: Fuel oil

Drainage/sewage: Septic tank

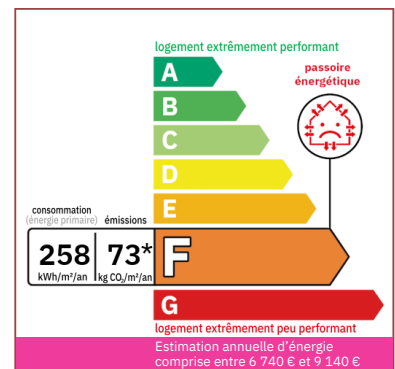
Swimming pool: Yes

Ground floor living: Yes

Work needed: No work

Fireplace: Yes open hearth

Built: Not specified



Between VILLEREAL and ISSIGEAC. RARE BUSINESS, Charming house of approximately 340 m², medieval style, comfortable, swimming pool, very beautiful barn, 300 m², house of 65 m², covered tennis court, small wood, and

340 m² living

30 000 m²

- Villeréal -

17 place de la Halle

47210 Villeréal

Tel : 05 53 36 08 27

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Price fees included

504 000 €

Agency fees: 5 % VAT included*

Price without fees: 480 000 €

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



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• Description ref n°6409 •

Ideal location for this Périgourdine L-shaped house of approximately 340 m² of living space, rustic style with a pleasant semi-interior courtyard open on the south-west side, charm and authenticity, exposed stones, old and reconstituted tomme floor,

On the ground floor: an entrance to an L-shaped distribution hall of 26 m² with pointed windows, fitted kitchen and small dining room of 34 m², a toilet in the hall.

Right wing: A magnificent living room of 60 m² with a fireplace, 4 windows and 2 doors to the gardens, a bedroom of 42 m² with an en-suite shower room
left wing; an L-shaped distribution hall of 26 m² with pointed windows, a bedroom of 18 m² with en-suite shower room, a bedroom of 16 m² with en-suite shower room. They open onto the terrace pool ,
An independent bathroom of 15 m² with built-in bath, shower and toilet

A large living room of 48 m² with a large fireplace with a reconstituted stone coat, a bar area, sink, a toilet, a mezzanine of 18 m² with a recessed oval bath, a sink, the mezzanine opens onto the terrace (35 m²)

A bedroom/office 12 m².

We are on the ground floor with 8 doors and French windows overlooking the garden

Central dovecote: 1st floor: a small bedroom/office 10m², with access to the terrace, above a bedroom of 16 m² sink, air conditioning.

South-East side: Terraces and swimming pool.

Oil-fired central heating by radiators

Not adjoining a house of 65 m², 3 rooms (20,20,25 m²) it could be transformed into a guest house, or painting workshop

A very beautiful barn of 300 m² with an awning which protects the old half-timbering and cob on the facade
swimming pool

a semi-covered tennis court

A well, a small pond and a small wood

