



# 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

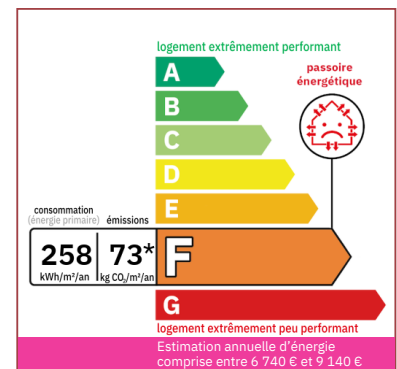
**Swimming pool:** Yes

**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 m<sup>2</sup>, medieval style, comfortable, swimming pool, very beautiful barn, 300 m<sup>2</sup>, house of 65 m<sup>2</sup>, covered tennis court, small wood, and

340 m<sup>2</sup> living

30 000 m<sup>2</sup>

- 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 m<sup>2</sup> 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 tommette floor,

On the ground floor: an entrance to an L-shaped distribution hall of 26 m<sup>2</sup> with pointed windows, fitted kitchen and small dining room of 34 m<sup>2</sup>, a toilet in the hall.

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

A large living room of 48 m<sup>2</sup> with a large fireplace with a reconstituted stone coat, a bar area, sink, a toilet, a mezzanine of 18 m<sup>2</sup> with a recessed oval bath, a sink, the mezzanine opens onto the terrace (35 m<sup>2</sup>)

A bedroom/office 12 m<sup>2</sup>.

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

Central dovecote: 1st floor: a small bedroom/office 10m<sup>2</sup>, with access to the terrace, above a bedroom of 16 m<sup>2</sup> sink, air conditioning.

South-East side: Terraces and swimming pool.

Oil-fired central heating by radiators

Not adjoining a house of 65 m<sup>2</sup>, 3 rooms (20,20,25 m<sup>2</sup>) it could be transformed into a guest house, or painting workshop

A very beautiful barn of 300 m<sup>2</sup> 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

