



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6705

• House - Villeréal •

OPPORTUNITY



## DETAILS

**Land surface:** 3508 m<sup>2</sup>

**Number of bedrooms:** 2

**Number of levels:** 0

**Type of heating:** Without

**Drainage/sewage:** Pas d'assainissement

**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** Second work

**Fireplace:** Yes open 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

An old stone farmhouse in the countryside of Villeréal and Monpazier with a dwelling house, several stone outbuildings and a tobacco dryer on a plot of approximately 3508 m<sup>2</sup>.

90 m<sup>2</sup> living

3 508 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

129 000 €

Agency fees: 7,5 % VAT included\*

Price without fees: 120 000 €

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



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## • Description ref n°6705 •

A stone dwelling house to be fully restored including:

- an entrance to a kitchen of approx. 30 m<sup>2</sup>. with an old fireplace, a sink, old tiled floor.
- a room of 23.3 m<sup>2</sup> approx. floor to be redone
- a bedroom of approx. 15.6 m<sup>2</sup>, wooden floor.
- a room of 17.2 m<sup>2</sup> approx. with an access door to the outside, an old fireplace.

These four rooms are in a row.

- A convertible cellar of approx. 32.8 m<sup>2</sup>. and a convertible annex behind the kitchen of approx. 18.8 m<sup>2</sup>.

- An attic of approx. 98 m<sup>2</sup>, wooden floor, ceiling height of 1.6 m.

No heating. No sanitation.

Wooden joinery with single glazing.

Roof to review. Water and electricity.

Dependencies:

- a stone hangar open to the front of approx. 57 m<sup>2</sup>, clay on the ground.
- A tobacco dryer of 120 m<sup>2</sup> on the ground approx., Clay on the ground and cladding to be revised, frame and tiles in good condition.
- stone stables.

N.B: the barn adjoining the house (in the photos) no longer exists.

Land of 3508 m<sup>2</sup> all around.

