



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6911

• House - Villeréal •



DETAILS

Land surface: 35676 m²

Number of bedrooms: 3

Number of levels: 1

Type of heating: Fuel oil

Drainage/sewage: Septic tank

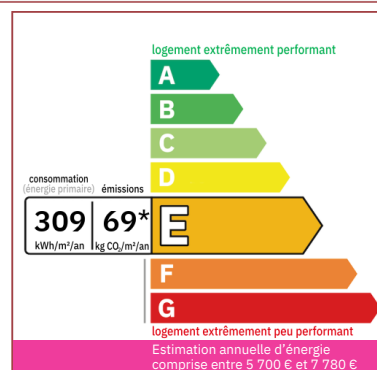
Swimming pool: Yes

Ground floor living: No

Work needed: No work

Fireplace: Yes closed hearth

Built: Not specified



Set of 2 character stone houses with lots of charm, less than 10 minutes from the bastide town of Villeréal and the shops. Quiet environment preserved and raised, with swimming pool. Privileged location. Comfort.

300 m² living

35 676 m²

- Villeréal -

17 place de la Halle

47210 Villeréal

Tel : 05 53 36 08 27

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Price fees included

780 000 €

Agency fees: 4 % VAT included*

Price without fees: 750 000 €

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



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• Description ref n°6911 •

Beautiful and authentic property composed of:

- A main Périgord house with a living area of approximately 300 m², less than 10 minutes from shops and villages.

On the ground floor :

- An entrance to a living room of 42.8 m², fireplace with a wood stove, stone walls and sink, exposed beams and tiled floor. French window overlooking the garden.
- A dining room of 23 m², tiled floor.
- A very bright kitchen of 36 m², equipped with professional equipment, 3 skylights + bay window and access door to the terrace.

A 4.7 m² corridor serving:

- A bathroom of 9 m² with washbasin, bidet, bathtub, heated towel rail.
- Two laundry rooms of 9.7 and 13 m², one with a shower and storage cupboards.
- A separate WC
- A spacious bedroom of 40 m² with 3 French windows opening onto the terrace and the garden.
- A billiard room of 31.2 m² accessible from the living room, French window with access to the garden.

Upstairs: mezzanine of 13 m² which serves:

- A 32 m² bedroom with en-suite shower room of 6 m² (sink, shower).
- A 25 m² bedroom with a 13 m² lounge area, access to the balcony via a French window

- A second Périgord stone house with a living area of approximately 145 m², comprising:

On the ground floor: a living/dining room, a fitted kitchen, a bathroom, a toilet. Upstairs: a landing with storage cupboards, 2 attic bedrooms, a toilet.

This second house is away from the first and the swimming pool, which gives it sufficient privacy.

Exterior:

- A stone outbuilding (currently used as a garage) of 34 m², but convertible into a guest house (presence of 2 bay windows)
- A closed wooden hangar of approximately 95 m²
- Terrace adjoining the house
- Swimming pool 12x6m with a technical room
- Land of approximately 3.5 hectares with a pond

Comfort :

- Double glazing in the living room and kitchen of the main house of 300 m²

