



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7031

• Mansion - Villeréal •



## DETAILS

**Land surface:** 900 m<sup>2</sup>

**Number of bedrooms:** 8

**Number of levels:** 2

**Type of heating:** Fuel oil

**Drainage/sewage:** Everything in the sewer

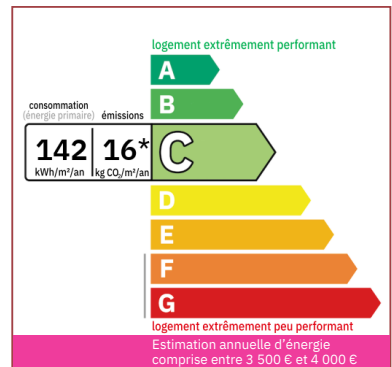
**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** Yes open hearth

**Built:** 1700



In the heart of one of the most beautiful villages in France, touristy, all shops and services, 30 km from Bergerac. Charming residence ideal family home, operated as guest rooms and B&B. Interior courtyards, terrace Garden

320 m<sup>2</sup> living

900 m<sup>2</sup>

- Villeréal -

17 place de la Halle

47210 Villeréal

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Price fees included

936 000 €

Agency fees: 4 % VAT included\*

Price without fees: 900 000 €

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



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## • Description ref n°7031 •

Charming mansion, approximately 320 m<sup>2</sup> of living space, completely renovated. It can be occupied as a family home or as a guest room, 8 bedrooms. In the heart of the village the property offers a street frontage and a hidden courtyard and garden.

An entrance courtyard opens a group of buildings, a small house used as a tea room and sale of antiques independent of the house. (breakfast service)

The main building, on the ground floor, opens onto a through corridor which serves a large living/dining room with French doors opening onto the garden and the swimming pool. and a dining room-equipped kitchen with pretty fireplace. A staircase interior, toilet.

On the 1st floor, a landing, 3 bedrooms and a bathroom.

Outside, an exterior covered staircase opens onto "a bolet": a wooden terrace which leads to a first bedroom with its bathroom.

this beautiful exterior wooden staircase leads to the 2nd floor with 3 bedrooms (between 25 and 40 m<sup>2</sup>), with their bathrooms en suite.

Outside, on the garden and swimming pool side, an old chapel has been converted into a guest room with its bathroom and covered terrace. The walled garden and

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