



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7168

• House - Lalinde •



DETAILS

Land surface: 22 ha

Number of bedrooms: 6

Number of levels: 1

Type of heating: Fuel oil

Drainage/sewage: Septic tank

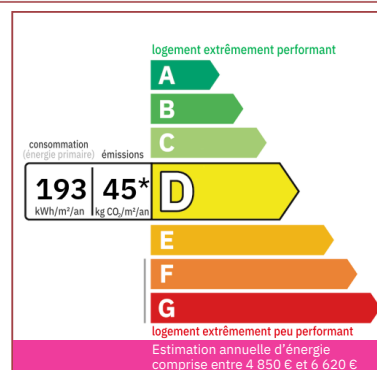
Swimming pool: No

Ground floor living: No

Work needed: No work

Fireplace: Yes closed hearth

Built: Not specified



Mansion of 360 m², supplemented by an independent gîte, all on a vast estate of 22 hectares offering a breathtaking view of the Dordogne.

360 m² living

220 000 m²

- Villeréal -

17 place de la Halle

47210 Villeréal

Tel : 05 53 36 08 27

villereal@valadie-immobilier.com

Price fees included

691 600 €

Agency fees: 4 % VAT included*

Price without fees: 665 000 €

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



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Main Housing Part:

-Ground floor :

- Large living room including an open kitchen and a living room with two inserts for optimal comfort.
- A modern bathroom and separate toilet.
- A spacious bedroom ideal for guests or personal use.

- First floor :

- A large multi-purpose living room serving as a living room, library and office.
- A music room, perfect for music lovers or as a leisure space.
- Three bright and welcoming bedrooms.

- Second floor :

- A large room that can be used as an additional bedroom or playroom, offering numerous design possibilities.

The generous volumes and high ceilings contribute to an incomparable feeling of space and brightness.

Independent Gite:

- A living room integrating a functional kitchen and a convivial dining room.
- A modern bathroom.
- A comfortable room.
- A storage room equipped with an oil tank, practical for storage.

Annex Building:

- A spacious garage that can accommodate three cars, with an additional floor for diversified use.

Additional Features:

- Double glazing ensuring optimal thermal and sound insulation.
- No direct neighboring dwelling, guaranteeing absolute tranquility.
- An exceptional view of the Dordogne valley, offering an idyllic living environment.



This unique property is a rare opportunity for lovers of beautiful residences and preserved nature. Come and