



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7339

• House - Villeréal •



DETAILS

Land surface: 5676 m²

Number of bedrooms: 3

Number of levels: 1

Type of heating: Electric

Drainage/sewage: Septic tank

Swimming pool: Yes

Ground floor living: No

Work needed: Finitions / Décoration

Fireplace: Yes closed hearth

Built: 1900

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

Beautiful stone Perigord house with 2 living rooms, 3 ensuite bedrooms, several terraces and a heated swimming pool. Just a few minutes from Villeréal. Charm and authenticity for this property, with its park with majestic

170 m² living

5 676 m²

- Villeréal -

17 place de la Halle

47210 Villeréal

Tel : 05 53 36 08 27

villereal@valadie-immobilier.com

Price fees included

399 000 €

Agency fees: 6 % VAT included*

Price without fees: 376 415 €

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



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• Description ref n°7339 •

A Périgord-style house with a living area of approximately 170 m² comprising:

- a living/dining room/kitchen (49.8 m²) with a fireplace. Adjoining the kitchen: a laundry room (7 m²) and a bathroom with shower and bath/w.c (3.6 m²). A staircase to the first floor with a landing (4.2 m²) with cupboards, a shower room with w.c (4.2 m²) and a large bedroom under the eaves (3.6 x 5.5m on the ground)

From the kitchen, a corridor (3.3 m²) to a small bedroom (6.3 m²) and a second part of the house: a living/dining room (49.3 m²) with a large stone fireplace. A staircase to a second floor with two bedrooms (19.3 and 10.3 m²) each with its own shower room.

An adjoining garage (35 m²)

Park with magnificent mature trees, and a heated swimming pool of 10m X 5m with Roman staircase and covered terrace.

Exclusive to Valadié agency: do not hesitate to contact us.

