



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7339

• House - Villeréal •



## DETAILS

**Land surface:** 5676 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 1

**Type of heating:** Electric

**Drainage/sewage:** Septic tank

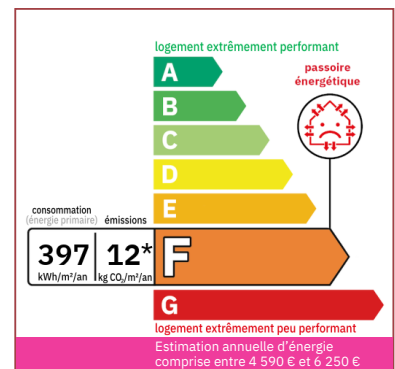
**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** Yes closed hearth

**Built:** 1900



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 and its park of majestic

170 m<sup>2</sup> living

5 676 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

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 m<sup>2</sup> comprising:

- a living/dining room/kitchen (49.8 m<sup>2</sup>) with a fireplace. Adjoining the kitchen: a laundry room (7 m<sup>2</sup>) and a bathroom with shower and bath/w.c (3.6 m<sup>2</sup>). A staircase to the first floor with a landing (4.2 m<sup>2</sup>) with cupboards, a shower room with w.c (4.2 m<sup>2</sup>) and a large bedroom under the eaves (3.6 x 5.5m on the ground)

From the kitchen, a corridor (3.3 m<sup>2</sup>) to a small bedroom (6.3 m<sup>2</sup>) and a second part of the house: a living/dining room (49.3 m<sup>2</sup>) with a large stone fireplace. A staircase to a second floor with two bedrooms (19.3 and 10.3 m<sup>2</sup>) each with its own shower room.

An adjoining garage (35 m<sup>2</sup>)

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.

