



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7354

• House - Villeréal •



DETAILS

Land surface: 45 ha

Number of bedrooms: 3

Number of levels: 1

Type of heating: Without

Drainage/sewage: Without

Swimming pool: No

Ground floor living: Yes

Work needed: Second work

Fireplace: No

Built: 1850

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

30 km south of Bergerac, in a dominant position between Monpazier and Villeréal, beautiful characterful Perigord house to renovate, roof and structural work in good condition, 45 ha with pond, meadows including 12 ha of forest.

125 m² living

450 000 m²

Pricaz Thibaut
Agent commercial

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Price fees included

424 000 €

Agency fees: 6 % VAT included*
Price without fees: 400 000 €

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



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Rare deal, in a natural and preserved environment
Rural property in a dominant position composed of an old farmhouse under renovation with outbuildings forming an interior courtyard

The Périgord dwelling house under renovation with a surface area of 125 m² on the ground with the possibility of creating a floor and fitting out a living space with two bedrooms and a bathroom

An adjoining garage, a barn hangar,
32 ha of arable land and preserved and natural meadow,
12 ha of forests, a very beautiful lake

Electricity, no city water, drinking spring water, spring
The property is sold in its entirety with the possibility of separating the house, the buildings and 7 ha including the Lake

