



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7434

• House - Bergerac •



## DETAILS

**Land surface:** 50176 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 1

**Type of heating:** Gas

**Drainage/sewage:** Septic tank

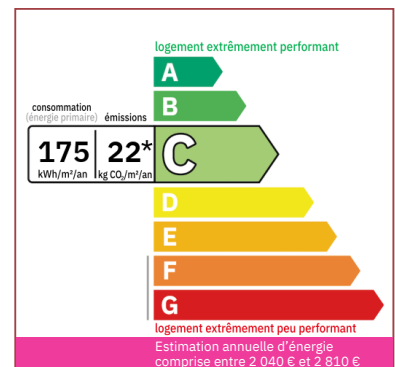
**Swimming pool:** Yes

**Ground floor living:** Yes

**Work needed:** No work

**Fireplace:** Yes closed hearth

**Built:** 1980



Charming house offering three bedrooms including a master suite. It also has a covered terrace with direct access to the swimming pool. Close to amenities, this house is perfect for a practical and pleasant life.

195 m<sup>2</sup> living

50 176 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

371 000 €

Agency fees: 6 % VAT included\*

Price without fees: 350 000 €

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



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

## • Description ref n°7434 •

House from the 80s with a surface area of 195m<sup>2</sup> which consists of an entrance on a covered porch which gives access to a laundry room, a boiler room and an office. A door then leads to a large bright living room with fireplace, open to a modern equipped kitchen, offering a friendly and spacious living space.

The house has three bedrooms, including a beautiful master suite.

An additional bathroom completes this sleeping area.

Outside: a covered terrace giving access to a generous plot of land with a swimming pool for sunny days as well as an independent workshop perfect for DIY or additional storage space.

