



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7478

• House - Villeréal •



## DETAILS

**Land surface:** 1.2 ha

**Number of bedrooms:** 3

**Number of levels:** 0

**Type of heating:** POMPE A CHALEUR

**Drainage/sewage:** Septic tank

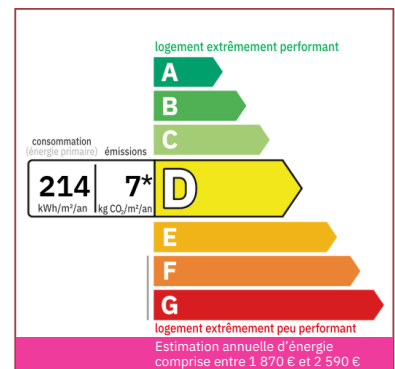
**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** Finitions / Décoration

**Fireplace:** Yes open hearth

**Built:** Not specified



30 km south of Bergerac, in a dominant position between Monpazier and Villeréal, beautiful character stone house of 120 m<sup>2</sup> habitable included in a group of buildings, land around 1ha 20a

120 m<sup>2</sup> living

12 000 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





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## • Description ref n°7478 •

Character stone property with a set of buildings forming an enclosed inner courtyard, total surface area approximately 700 m<sup>2</sup> in development. Historical complex

120 m<sup>2</sup> residential house with possibility of extension, on one level with terraces: entrance hall, kitchen, beautiful living room with a fireplace, three bedrooms, bathroom and separate toilet, attic above;

20 m<sup>2</sup> shed, 20 m<sup>2</sup> workshop, 360 m<sup>2</sup> barn, stable, 70 m<sup>2</sup> plum oven, laundry room, 20 m<sup>2</sup>, 40 m<sup>2</sup> garage, 40 m<sup>2</sup> cellar

This mansion is located near a 45 ha property with a house to restore and outbuildings and a lake also for sale ref 7354 VALADIE real estate agency

