



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7518

• House - Pays de Belvès •



## DETAILS

**Land surface:** 1200 m<sup>2</sup>

**Number of bedrooms:** 6

**Number of levels:** 1

**Type of heating:** Fuel oil

**Drainage/sewage:** Everything in the sewer

**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** Yes open hearth

**Built:** 1975

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

IN THE HEART OF PERIGORD, BELVES, 35 km from Sarlat. Very beautiful Perigord village house in golden stone, built in 1975, approximately 350 m<sup>2</sup> habitable in a U shape on a basement, beautiful terrace, garden of 1200 m<sup>2</sup>

350 m<sup>2</sup> living

1 200 m<sup>2</sup>

- Villeréal -

17 place de la Halle

47210 Villeréal

Tel : 05 53 36 08 27

villereal@valadie-immobilier.com

Price

320 000 €

The agency fees are entirely at the cost of the seller



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## • Description ref n°7518 •

Very beautiful Perigord house in golden stone, built in 1975, of approximately 350 m2 habitable in a U shape. A beautiful staircase with 6 steps leads to the entrance hall which opens onto a large terrace overlooking the village church.

This hall distributes on the right: a small living room with an open fireplace, a dining room of approximately 50 m2, a small kitchen equipped with wooden wall cupboards. The night side two beautiful bedrooms, a bathroom, a shower room, 3 toilets on the ground floor. A beautiful wooden staircase leads upstairs, four bedrooms, a bathroom, toilet, a central room with a kitchenette area.

A basement with a boiler room, a cellar, a laundry room, a garage used as a workshop.

A detached garage

This house could be a beautiful family home or a beautiful location for making guest rooms

