



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7877

• House - Villeréal •



DETAILS

Land surface: 900 m²

Number of bedrooms: 8

Number of levels: 2

Type of heating: Fuel oil

Drainage/sewage: Everything in the sewer

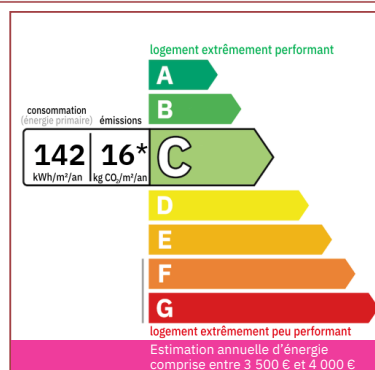
Swimming pool: Yes

Ground floor living: No

Work needed: No work

Fireplace: Yes open hearth

Built: 1700



In the heart of one of the most beautiful villages in France, with all shops and services, 30 km from Bergerac. Charming residence, ideal for a family home, operated as a guest house and B&B. Interior courtyards, garden, swimming

320 m² living

900 m²

- Villeréal -

17 place de la Halle

47210 Villeréal

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Price fees included

936 000 €

Agency fees: 4 % VAT included*

Price without fees: 900 000 €

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



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• Description ref n°7877 •

Charming mansion with approximately 320 m² of living space, completely renovated. It can be used as a family home or as a guesthouse with 8 bedrooms. In the heart of the village, the property offers street-facing views and a hidden courtyard and garden.

An entrance courtyard opens onto a group of buildings, including a small house used as a tea room and antique shop, separate from the main house. (Breakfast service is available.)

The main building, on the ground floor, opens onto a through hallway leading to a large living/dining room with French doors opening onto the garden and pool, and a dining room-kitchen equipped with a lovely fireplace. An internal staircase and toilet are provided.

On the first floor, a landing, three bedrooms, and a shower room.

Outside, a covered exterior staircase opens onto a "bolet": a wooden terrace leading to a first bedroom with its own shower room. This beautiful exterior wooden staircase leads to the second floor, where three bedrooms (between 25 and 40 m²) each have their own en-suite bathrooms.

Outside, overlooking the garden and pool, a former chapel has been converted into a guest room with its own bathroom and covered terrace. The walled garden, with its surrounding vegetation, measures approximately 600 m².

