



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8014

• House - Villeréal •

FAVORITE



DETAILS

Land surface: 6635 m²

Number of bedrooms: 3

Number of levels: 1

Type of heating: Wood + Electric

Drainage/sewage: Septic tank

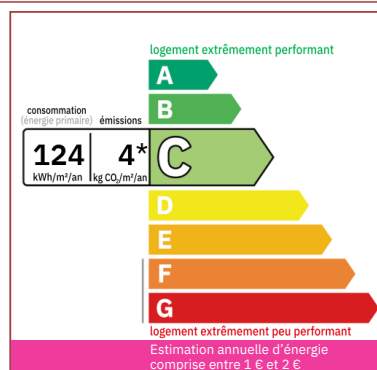
Swimming pool: Yes

Ground floor living: No

Work needed: No work

Fireplace: Yes closed hearth

Built: Not specified



Five minutes from Villeréal, panoramic countryside views, heated swimming pool, and outbuilding. Three bedrooms with en-suite bathrooms, fine materials, and high-end amenities.

190 m² living

6 635 m²

- Villeréal -

17 place de la Halle

47210 Villeréal

Tel : 05 53 36 08 27

villereal@valadie-immobilier.com

Price fees included

600 000 €

Agency fees: 4,3 % VAT included*

Price without fees: 575 000 €

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



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• Description ref n°8014 •

Located between the Dordogne and Lot-et-Garonne rivers, this recently renovated half-timbered house offers an idyllic setting with exceptional views.

With a living area of 160 m², it features three bedrooms with private bathrooms, one of which is on the ground floor.

The open-plan living area includes a high-end equipped kitchen and a living room with a wood-burning stove.

The selected materials (oak, marble, elm) give the property a warm and refined atmosphere.

Outside, there are two covered terraces, a barbecue area, a 15x3 swimming pool, and an enclosed landscaped garden.

The property also includes a traditional half-timbered barn, offering great development potential.

Ideal for a primary residence or a high-end rental project (currently available for seasonal rentals).

No overlooked views, peaceful setting.

Close to Villeréal and 30 minutes from Bergerac.

A rare property combining authenticity and modern comfort.

