



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8014

• House - Villeréal •

FAVORITE



## DETAILS

**Land surface:** 6635 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 1

**Type of heating:** Wood + Electric

**Drainage/sewage:** Septic tank

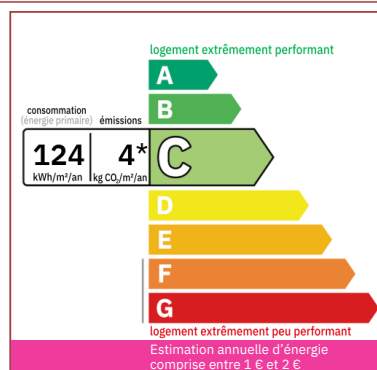
**Swimming pool:** Yes

**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 m<sup>2</sup> living

6 635 m<sup>2</sup>

- Villeréal -

17 place de la Halle

47210 Villeréal

Tel : 05 53 36 08 27

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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 m<sup>2</sup>, 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.

