



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8304

• House - Villeréal •



DETAILS

Land surface: 5676 m²

Number of bedrooms: 3

Number of levels: 1

Type of heating: Electric

Drainage/sewage: Septic tank

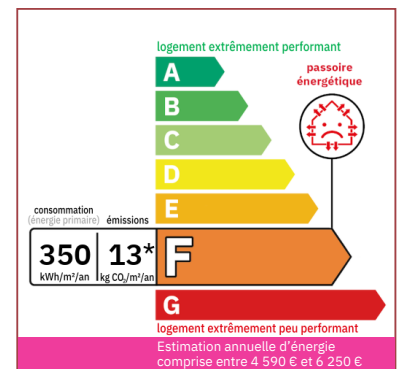
Swimming pool: Yes

Ground floor living: No

Work needed: Finitions / Décoration

Fireplace: Yes closed hearth

Built: 1900



Beautiful stone Perigord house with two living rooms, three ensuite bedrooms, several terraces, and a heated swimming pool. Just a few minutes from Villeréal. Charm and authenticity characterize this property, featuring a

170 m² living

5 676 m²

- Villeréal -

17 place de la Halle

47210 Villeréal

Tel : 05 53 36 08 27

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Price fees included

350 000 €

Agency fees: 6 % VAT included*

Price without fees: 330 189 €

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



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• Description ref n°8304 •

A Périgord-style house with a living area of approximately 170 m² comprising:

- a living/dining/kitchen (49.8 m²) with a fireplace (with a wood-burning stove). Adjoining the kitchen: a laundry room (7 m²) and a bathroom with a shower and bathtub/toilet (3.6 m²). A staircase leads to the upper floor with a landing (4.2 m²) with cupboards, a shower room with toilet (4.2 m²), and a large attic bedroom (3.6 m x 5.5 m floor area).

From the kitchen, a hallway (3.3 m²) leads to a small bedroom or office (6.3 m²) and a second part of the house: a living/dining room (49.3 m²) with a large stone fireplace. A staircase leads to a second floor with two bedrooms (19.3 m² and 10.3 m²), each with its own shower room.

The sanitation system is fault-free. An attached garage (35 m²)

Park boasting magnificent mature trees and a 10m x 5m heated swimming pool with Roman steps and a covered terrace.

