



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8304

• House - Villeréal •



## DETAILS

**Land surface:** 5676 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 1

**Type of heating:** Electric

**Drainage/sewage:** Septic tank

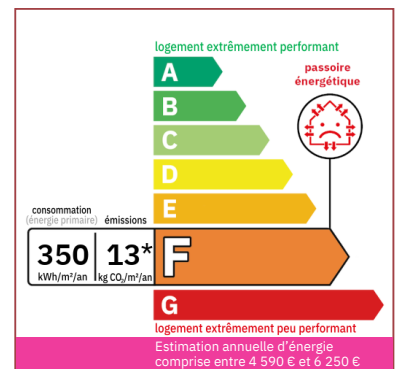
**Swimming pool:** Yes

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

5 676 m<sup>2</sup>

- Villeréal -

17 place de la Halle

47210 Villeréal

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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 m<sup>2</sup> comprising:

- a living/dining/kitchen (49.8 m<sup>2</sup>) with a fireplace (with a wood-burning stove). Adjoining the kitchen: a laundry room (7 m<sup>2</sup>) and a bathroom with a shower and bathtub/toilet (3.6 m<sup>2</sup>). A staircase leads to the upper floor with a landing (4.2 m<sup>2</sup>) with cupboards, a shower room with toilet (4.2 m<sup>2</sup>), and a large attic bedroom (3.6 m x 5.5 m floor area).

From the kitchen, a hallway (3.3 m<sup>2</sup>) leads to a small bedroom or office (6.3 m<sup>2</sup>) and a second part of the house: a living/dining room (49.3 m<sup>2</sup>) with a large stone fireplace. A staircase leads to a second floor with two bedrooms (19.3 m<sup>2</sup> and 10.3 m<sup>2</sup>), each with its own shower room.

The sanitation system is fault-free. An attached garage (35 m<sup>2</sup>)

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

