Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8323

• House - Villeréal •

DETAILS

Land surface: 2.6 ha

Number of bedrooms: 13

Number of levels: 1

Type of heating: Fuel oil

Drainage/sewage: Septic tank

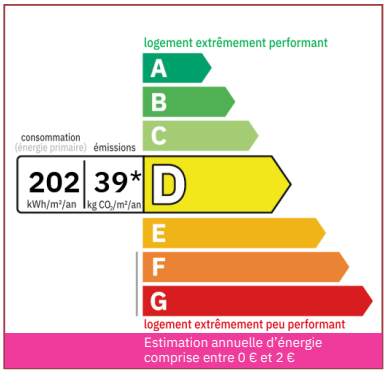
Swimming pool: Yes

Ground floor living: No

Work needed: No work

Fireplace: Yes closed hearth

Built: 1900



A rare place, ready to host a tourist activity, event or a life project, in the heart of the Périgord nature, in an environment as peaceful as it is inspiring.

675 m² living

26 000 m²

Non-binding document

- Villeréal -

17 place de la Halle

47210 Villeréal

Tel : 05 53 36 08 27

villereal@valadie-immobilier.com

Price fees included

1 960 000 €

Agency fees: 3,2 % VAT included*

Price without fees: 1 900 000 €

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

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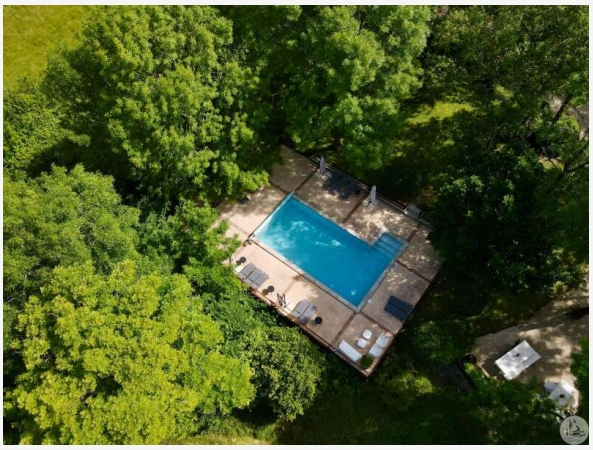
• Description ref n°8323 •

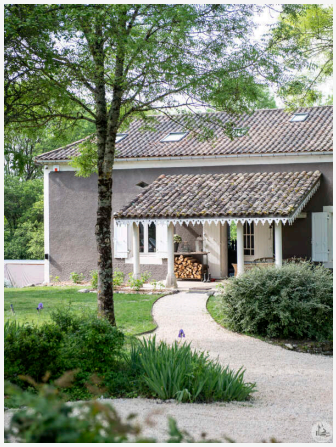
Charming estate in the southern Dordogne – 30 minutes from Bergerac



Ideally located close to all shops and amenities, this exceptional estate covers 2.6 hectares.

Completely renovated in a contemporary style that respects the authenticity of the stone buildings, it offers a perfect balance between modernity, comfort, and character.

The estate consists of six stone dwellings, fully equipped and tastefully decorated, a restaurant, a large metal outbuilding that can be used for storage or converted according to your needs, and a swimming pool.



The accommodations:

A main house of approximately 170 m² comprising:
On the ground floor:
- A large living room with fireplace, kitchen open to the dining room. Separate WC. Bedroom with private shower room.
Upstairs:
A bedroom with bathtub and double sink, a bedroom, a shower room, and separate WC.
A large rooftop terrace offers sunbathing, and a small covered terrace at the front of the house.
Comfort & Atmosphere

A 140 m² apartment comprising:
On the ground floor:
- A large living room with an open kitchen, a separate lounge that can be used as a bedroom. Bathroom, separate toilet.
Upstairs: 2 bedrooms

A 95 m² apartment comprising:
On the ground floor:
- A living room, dining room, and an open, equipped kitchen. Bathroom, separate toilet.
Upstairs: 2 bedrooms, open plan living room.

A 110 m² apartment comprising:
On the ground floor: Kitchen open to the dining room, separate living room, direct access to the garden. Bathroom, separate toilet.
Upstairs: 2 bedrooms