



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8429

• House - Villeréal •



## DETAILS

**Land surface:** 45 ha

**Number of bedrooms:** 3

**Number of levels:** 1

**Type of heating:** Without

**Drainage/sewage:** Without

**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** Second work

**Fireplace:** No

**Built:** 1850

Logement économe

≤ 50 A

51 à 90 B

91 à 150 C

151 à 230 D

231 à 330 E

331 à 450 F

> 450 G

Logement énergivore

DPE en cours

30 km south of Bergerac, in a dominant position between Monpazier and Villeréal, Old Périgord house to renovate, roof and main structure in good condition, 45 ha of untreated land, a pond, meadows including 12 ha of forests.

125 m<sup>2</sup> living

450 000 m<sup>2</sup>

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Price fees included

318 000 €

Agency fees: 6 % VAT included\*

Price without fees: 300 000 €

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





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## • Description ref n°8429 •

A rare opportunity in a pristine natural setting. Stunning views.

Rural property in a commanding position, comprising a renovated farmhouse with outbuildings forming an inner courtyard.

The Périgord-style house, currently being renovated, offers 125 sq m of living space on the ground floor, with the potential to add a second floor and create a living area with two bedrooms and a bathroom.

An attached garage, a barn/shed, 32 hectares of arable land and preserved natural meadows, 12 hectares of woodland, and a beautiful lake.

Electricity is available, but there is no mains water (a mains water meter could be installed).

There is also a potable spring.

Ideally located, with neighbors within 200 m.

