



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8439

• House - Villeréal •



## DETAILS

**Land surface:** 23155 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 1

**Type of heating:** Pôêle à granulés + radiateurs électriques. Climatisation réversible.

**Drainage/sewage:** Septic tank

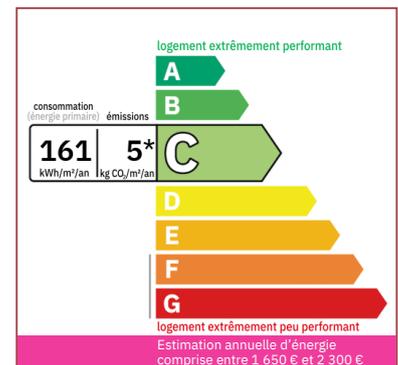
**Swimming pool:** Yes

**Ground floor living:** Yes

**Work needed:** Finitions / Décoration

**Fireplace:** No

**Built:** 1948



Less than 5 minutes from Villeréal, this charming Périgord-style house blends stone and wood and features a heated swimming pool, outbuildings, and 1.6 hectares of land. The house offers a beautiful living area with 3 bedrooms,

132 m<sup>2</sup> living

23 155 m<sup>2</sup>

- Villeréal -

17 place de la Halle

47210 Villeréal

Tel : 05 53 36 08 27

villereal@valadie-immobilier.com

Price fees included

296 800 €

Agency fees: 6 % VAT included\*

Price without fees: 280 000 €

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



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## • Description ref n°8439 •

A traditional Périgord-style house renovated in the 1980s with a wooden extension added in 2020.

The house comprises: a veranda (15.14 m<sup>2</sup>), an entrance hall (4.8 m<sup>2</sup>), a fitted kitchen (34.7 m<sup>2</sup>) with a central island, range cooker, and extractor hood, a utility room (4.09 m<sup>2</sup>), a living/dining room (24.5 m<sup>2</sup>), a hallway, three bedrooms (8.8 m<sup>2</sup>, 14.5 m<sup>2</sup>, and 20 m<sup>2</sup>), one of which has a sloping ceiling, one with an en-suite shower room (double vanity, bidet, wall-hung toilet, walk-in shower), a dressing room (11.4 m<sup>2</sup>), and a separate toilet. There is a terrace at the front and on one side. The house features reversible air conditioning (two units), a pellet stove (with two vents for heat distribution), and an electric convector heater in the shower room. Double-glazed PVC windows (wood in one room)

House supplied with well water (no mains water supply)

Outbuildings: 2 garages (31 m<sup>2</sup> and 23 m<sup>2</sup>), 2 sheds (10.5 m<sup>2</sup> and 8.5 m<sup>2</sup>)

Property with a heated chlorine swimming pool (9.5 m<sup>2</sup>) with massage jets. Option to purchase an additional

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