



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8643

## • House - Villeréal •



### DETAILS

**Land surface:** 15058 m<sup>2</sup>

**Number of bedrooms:** 2

**Number of levels:** 1

**Type of heating:** Wood

**Drainage/sewage:** Septic tank

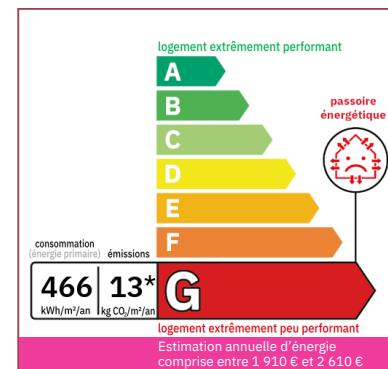
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Second work

**Fireplace:** Yes closed hearth

**Built:** Not specified



A property offering strong potential, ideal for a renovation project, secondary or primary residence. Several non-contiguous wooded plots totaling approximately 8 hectares, located in different municipalities.

130 m<sup>2</sup> living

15 058 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

181 900 €

Agency fees: 7 % VAT included\*

Price without fees: 170 000 €

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



## • Description ref n°8643 •

Stone house of approximately 130 sq m comprising a central entrance hall of 18.5 sq m, a living room of 28.3 sq m with a fireplace and wood-burning stove, a bedroom of 33.6 sq m with a fireplace, a kitchen of 10.3 sq m, a shower room of 4.5 sq m, and a separate WC of 1.7 sq m.

Attic space covering the entire footprint of the house, suitable for conversion.

Adjoining outbuildings:

- Laundry room of 16.2 sq m
- Storage room of 18.4 sq m

Opposite the house, a Périgord-style barn measuring 7.30 m x 15.30 m (formerly a nursery).

Several outbuildings complete the property: a former stone chicken coop with three pens, two wooden chalets, and a garden shed.

Non-contiguous wooded plots:

– Saint-Avit-Sénieur:

- Plot of 7,150 m<sup>2</sup>
- Plot of 17,930 m<sup>2</sup>
- Plot of 4,828 m<sup>2</sup>
- Plot of 12,490 m<sup>2</sup>

– Paulhiac (Lot-et-Garonne):

- Plot of 10,800 m<sup>2</sup>
- Plot of 4,023 m<sup>2</sup>

– Saint-Martin-de-Villeréal:

- Plot of 22,565 m<sup>2</sup>

