



# Agence Immobilière Valadié

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Ref : 8653

• House - Villeréal •

FAVORITE



## DETAILS

**Land surface:** 17712 m<sup>2</sup>

**Number of bedrooms:** 8

**Number of levels:** 1

**Type of heating:** Wood + Electric

**Drainage/sewage:** Septic tank

**Swimming pool:** Yes

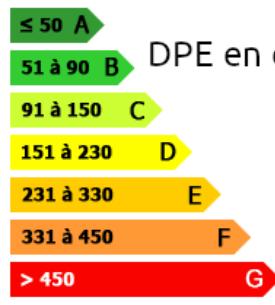
**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** Yes open hearth

**Built:** Not specified

### Logement économe



### Logement énergivore

A traditional stone property, full of period charm, offering exceptional space and comprising a generous family home as well as two separate guest accommodations. Among its highlights are a large heated swimming pool, a

370 m<sup>2</sup> living

17 712 m<sup>2</sup>

- Villeréal -  
17 place de la Halle  
47210 Villeréal  
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Price fees included

795 000 €

Agency fees: 5 % VAT included\*

Price without fees: 757 143 €

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



## • Description ref n°8653 •

The main house, a beautifully renovated former barn, opens onto bright, generously proportioned rooms, many with high ceilings and exposed beams, stone walls, and traditional tiled floors. The spacious and inviting living areas flow seamlessly into comfortable bedrooms, bathrooms, and secluded outdoor terraces. The property has benefited from recent, meticulous renovations, including a modern, fully equipped kitchen, updated bathrooms, refreshed décor, and the installation of stylish aluminum sliding windows and patio doors that contrast beautifully with the soft stone walls. From the family kitchen, a large, covered, and adjoining terrace leads to the dovecote – a charming tower offering two double bedrooms and a shower room with WC – an ideal and private space for accommodating guests.

Behind the main house, set back and with ample parking, is a lovely detached cottage. The entrance opens into a bright, open-plan living area encompassing the lounge, kitchen, and dining room, featuring cream-colored tiled floors and a large traditional fireplace. Beyond this is a ground-floor bedroom with its own shower room and WC. A staircase from the lounge leads to two further double bedrooms, each with its own en-suite bathroom. On the garden level, connected to the side of the house, is a superb summer kitchen with large bay windows offering views of the surrounding countryside.

The grounds are ideal for keeping donkeys or horses, with electric fencing already installed, as well as a small barn and a large chicken coop with a run. Furthermore, the property benefits from direct access to numerous footpaths, perfect for leisurely country walks.

Ideally located near Issigeac and Villeréal for your local shopping needs, and easily accessible from Bergerac with its airport, international connections, and supermarkets.

