



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8653

• House - Villeréal •

FAVORITE



DETAILS

Land surface: 17712 m²

Number of bedrooms: 8

Number of levels: 1

Type of heating: Wood + Electric

Drainage/sewage: Septic tank

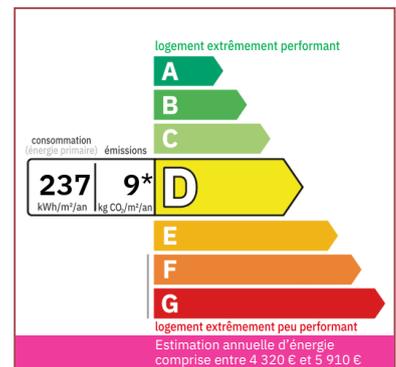
Swimming pool: Yes

Ground floor living: No

Work needed: Finitions / Décoration

Fireplace: Yes open hearth

Built: Not specified



South of Bergerac, a charming property offering an exceptional character residence, a second independent stone house, a dovecote, and a heated swimming pool, nestled in the heart of 1.7 hectares.

370 m² living

17 712 m²

- 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



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• Description ref n°8653 •

A traditional stone property, full of period charm, offering exceptional space and comprising a generous family home as well as two separate guest houses.

Among its highlights are a large heated swimming pool, a jacuzzi, and a private terrace that takes full advantage of the breathtaking views, all nestled in a peaceful, wooded setting.

The main house, a beautifully renovated former barn, opens onto bright and 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, refurbished 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, lies La Perigourdine.

It is entered through a bright, open-plan living area encompassing the lounge, kitchen, and dining room, with cream-colored tiled floors and a large traditional fireplace.

This traditional stone property, full of period charm, offers exceptional living space and comprises a generous family home as well as two separate guest accommodations.

Beyond this, there is a ground-floor bedroom with its own shower room and WC.

A staircase from the living room leads to two further double bedrooms, each with its own en-suite bathroom. On the garden level, connected to the side of the house,

