



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

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

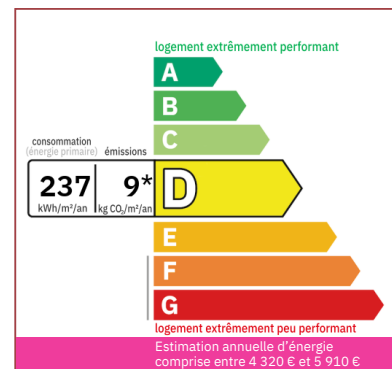
**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** Yes open hearth

**Built:** Not specified



South of Bergerac. Charming estate offering an exceptional character home a gorgeous secondary stone property, dovecote and heated swimming pool, nestled in 1.7 hectares. Near to three gorgeous medieval villages, Views !

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



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## • 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 or 'Pigeonnier'– a charming ancient tower offering two double bedrooms and a shower room with WC – an ideal and private space for accommodating guests or for a project.

Behind the main house, set back and with ample parking, is a lovely detached Perigourdine stone property.

The entrance opens into a open-plan living area encompassing the lounge, fully fitted bespoke 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 wooden 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.

Among the properties many features is a large heated swimming pool, a jacuzzi, sauna and a private terrace that fully enjoys the views, all set within a peaceful, wooded environment.

The beautiful mature 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

