



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 9070

• House - Villeréal •



## DETAILS

**Land surface:** 8764 m<sup>2</sup>

**Number of bedrooms:** 2

**Number of levels:** 1

**Type of heating:** Fuel oil

**Drainage/sewage:** Septic tank

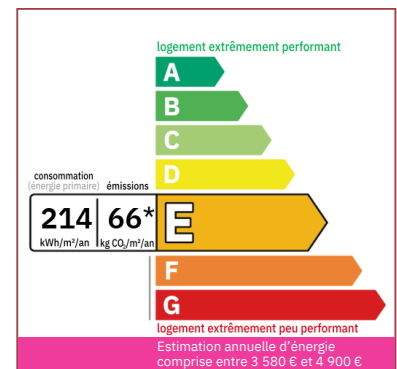
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** No

**Built:** Not specified



At the gateway to Périgord, charming restored Périgord house in a quiet, wooded setting less than 10 minutes from Villereal and the shops.

140 m<sup>2</sup> living

8 764 m<sup>2</sup>

- Villeréal -

17 place de la Halle

47210 Villeréal

Tel : 05 53 36 08 27

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Price fees included

233 200 €

Agency fees: 6 % VAT included\*

Price without fees: 220 000 €

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



# Agence Immobilière Valadié

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## • Description ref n°9070 •

Restored Périgord-style house with approximately 140 m<sup>2</sup> of living space in a quiet, wooded setting with lovely countryside views.

On the ground floor:

- A 55.8 m<sup>2</sup> living/dining room with tiled flooring, exposed beams, and two French doors opening onto the garden.
- A 11 m<sup>2</sup> fitted kitchen with tiled flooring and one French door opening onto the garden.
- A bathroom with sink, bathtub, and shower.
- A 5 m<sup>2</sup> laundry and boiler room
- A 1.7 m<sup>2</sup> separate toilet

Upstairs:

- A 20 m<sup>2</sup> landing with exposed beams, storage cupboards, and a skylight.
- Two attic bedrooms measuring 20.2 and 19.6 m<sup>2</sup>
- A separate toilet measuring 1.7 m<sup>2</sup>
- Double-glazed windows (wooden windows)
- Oil-fired central heating

Exterior:

- A

