Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 9148 • House - Villeréal •



DETAILS

Land surface: 12679 m²

Number of bedrooms: 4

Number of levels: 0

Type of heating: Electric

Drainage/sewage: Septic tank

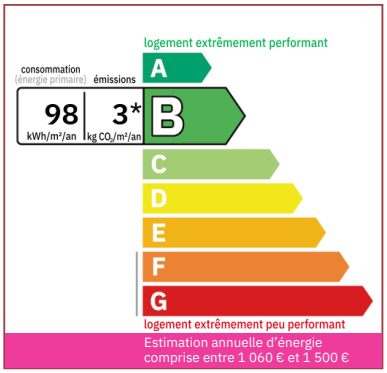
Swimming pool: No

Ground floor living: Yes

Work needed: No work

Fireplace: Yes closed hearth

Built: 2015



Between Villereal and Beaumont du Périgord, a 15-minute drive from Villeréal, a comfortable house of approximately 160 m2, four bedrooms, garages and outbuildings on 1.2 hectares of enclosed land with no overlooking

160 m² living

12 679 m²

Non-binding document

Thibaut Pricaz
Agent commercial
Tel : 06 15 61 55 37
https://valadie-immobilier.com
thibaut@valadie-immobilier.com

Price fees included

296 800 €

Agency fees: 6 % VAT included*
Price without fees: 280 000 €

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

Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

• Description ref n°9148 •

Single-story house of approximately 160 m² built in 2015 with outbuildings on a 12,670 m² plot.

The living area comprises:

A large main room with an entrance hall, an open-plan kitchen with a central island opening onto a living and dining room with an Invicta wood-burning stove. Three bedrooms ranging from 11 to 16 m², a large 15 m² bathroom with double vanity and heated towel rail (with space for a bathtub). A fourth bedroom of almost 35 m² with a dressing room (with space for an en-suite bathroom). Separate toilet.

Adjoining the living area is a large, insulated garage of approximately 50 m² with two entrances, including an electric main door. It houses the thermodynamic water heater.

Outside, a large terrace and courtyard lead to a landscaped garden and a meadow with a shed, a garden shed, a chicken coop, and a pond. The property is fenced and secured by an electric gate.

The sanitation system is a private septic tank, and the heating system is electric.









