Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 9151 • House - Villeréal •



DETAILS

Land surface: 19830 m²

Number of bedrooms: 3

Number of levels: 0

Type of heating: PAC et Bois

Drainage/sewage: Pit all waters

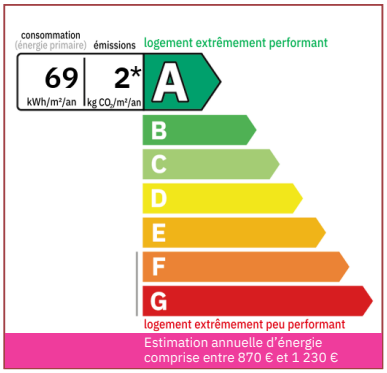
Swimming pool: Yes

Ground floor living: Yes

Work needed: No work

Fireplace: Yes closed hearth

Built: Not specified



Beautifully Renovated Home with Pool, Just Minutes from Villeréal- ready-to-move-into home. Peaceful setting. Close to Villeréal for everyday amenities, restaurants and the local market. 30 mins Bergerac

115 m² living

19 830 m²

Non-binding document

- Issigeac -
Grand Rue
24560 Issigeac
Tel : 05 53 58 68 26
issigeac@valadie-immobilier.com

Price fees included

455 000 €

Agency fees: 5,8 % VAT included*
Price without fees: 430 000 €

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

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• Description ref n°9151 •

Beautifully renovated house with swimming pool and almost 2 hectares

Situated just 3 minutes from the shops and amenities of the gorgeous and lively bastide village of Villeréal and under 10 minutes from the medieval hilltop village of Monflanquin, this beautifully renovated property enjoys a peaceful setting and occupies almost 2 hectares of garden and grounds.

The house has been tastefully renovated and offers a spacious open-plan living area with a cathedral style high ceiling- The sitting room features a wonderful double-sided wood-burning stove, while the dining area opens directly onto the terraces, garden and swimming pool.he terraces, garden and swimming pool.

The property benefits from comfortable one-level living (just a few steps to the kitchen)

There is a recently fitted kitchen, two bedrooms, a shower room with washbasin, a separate WC, utility room, storage room and garage.

An additional room with large glazed doors overlooking the pool provides flexible accommodation and could be used as a third bedroom, home office or occasional guest room.

The property has undergone a programme of renovation, including the roof, flooring and terraces, bathroom, kitchen, heating system, pool .....
Outside, the new 7m x 3m Desjoyaux swimming pool is surrounded by a timber covered terrace and provides a fantastic dedicated area for outdoor living and entertaining.

The house benefits from air-to-air heat pump heating and a thermodynamic hot-water system, plus a fantastic double sided wood burner - Kitchen and living area.
The property is connected to an individual wastewater system with a new all-water septic tank.

A beautifully renovated home offering a peaceful, stress-free lifestyle with nothing further to do, yet conveniently located just a few minutes from Villeréal and its shops, restaurants and amenities.
Bergerac and its airport is under 30 minutes







