



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 9171

• House - Villeréal •



DETAILS

Land surface: 8153 m²

Number of bedrooms: 3

Number of levels: 1

Type of heating: Poêle à granulés et électrique plus climatisation réversible

Drainage/sewage: Septic tank

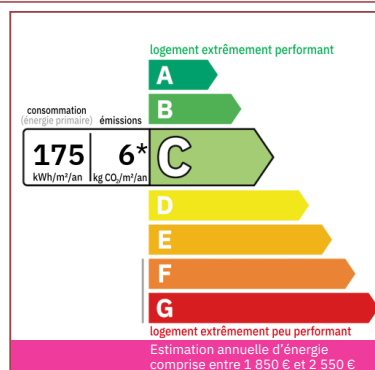
Swimming pool: Yes

Ground floor living: No

Work needed: No work

Fireplace: Yes open hearth

Built: 1850



Charming country house in the Périgord style with a recent extension, comprising a main house of approximately 150 m² of living space in perfect condition, a habitable annex, and a garage, all set on 7000 m² of land with a

150 m² living

8 153 m²

- Villeréal -

17 place de la Halle

47210 Villeréal

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Price fees included

496 000 €

Agency fees: 4,4 % VAT included*

Price without fees: 475 000 €

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



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• Description ref n°9171 •

The property is located in a quiet, rural setting, not isolated.

A characterful stone house of approximately 150 m² of living space, built in the Périgord style, with an extension added in 2019.

The 16 m² entrance hall leads to:
the original house, a living room with a large fireplace equipped with an insert and a pellet stove, Provençal terracotta "Salerne" tiled floor, exposed stone walls, three windows and two French doors, one of which opens onto the terrace and swimming pool, beautiful exposed beams. A wooden staircase leads to the upper floor, which comprises:

two attic bedrooms with windows fitted with interior shutters and a bathroom with toilet. Laminate wood flooring and exposed beams. On the ground floor, a beautiful fitted kitchen with worktops and three windows.

To the right of the entrance hall, also on the ground floor, a living room with hardwood floors, two French doors (one sliding), a pellet stove, a bedroom with a built-in wardrobe, and a shower room with toilet.

In the hall, a staircase leads to the garden level, where there is a garage and a utility room with an electric water heater. There is also a cellar.

Outside, there is an oval-shaped swimming pool surrounded by a wooden deck.

A small pond and a vegetable garden complete the property.

An independent annex with two bedrooms and a shower room with travertine tile flooring is also included. A covered terrace provides additional space.

A detached garage is located at the entrance to the property.

The furniture, a list of which is attached, is included in the sale price, valued at €47,500.

