



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 9176

• House - Villeréal •



DETAILS

Land surface: 19768 m²

Number of bedrooms: 4

Number of levels: 1

Type of heating: Electric

Drainage/sewage: Micro station

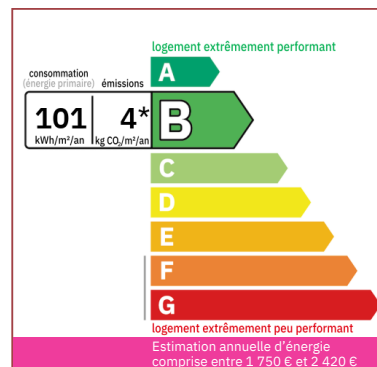
Swimming pool: Yes

Ground floor living: No

Work needed: Finitions / Décoration

Fireplace: Yes open hearth

Built: 1986



In the Villereal area, with no close neighbors but not isolated, charming stone property with a house of approximately 165 m² with 4 bedrooms and 2 bathrooms, as well as a barn and a swimming pool. Energy rating C/A.

165 m² living

19 768 m²

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Price fees included

461 000 €

Agency fees: 6 % VAT included*

Price without fees: 435 000 €

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



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• Description ref n°9176 •

Stone house in the Périgord style, approximately 165 sq m, with outbuildings and a swimming pool on a 19,968 sq m plot.

The house comprises:

On the ground floor, an entrance hall, a main living/dining room with a fireplace, a fitted kitchen, a pantry/laundry room, two bedrooms, a shower room, a separate toilet with a washbasin, and a veranda.

Upstairs, a landing leads to a cathedral-ceilinged living room, two bedrooms, and a shower room with a double vanity and toilet.

The outbuildings include:

- A barn of approximately 80 sq m with a mezzanine.
- A carport for two vehicles.
- A horse stall with a stable.

Outside, several covered terraces overlook a central courtyard with parking space and then a wooded park with a 10m x 5m chlorine swimming pool and its paved deck.

The wastewater treatment system is individual, with a functioning micro-station.

The heating system is electric, using a heat pump installed in 2022.

The windows and doors are single-glazed wood.



A well

