



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7016

• House - Villeréal •



DETAILS

Land surface: 3.5 ha

Number of bedrooms: 3

Number of levels: 0

Type of heating: Pompe à chaleur réversible

Drainage/sewage: Septic tank

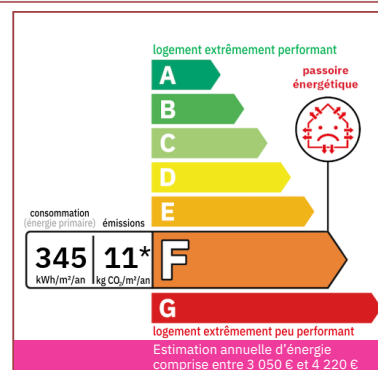
Swimming pool: No

Ground floor living: Yes

Work needed: Finitions / Décoration

Fireplace: Yes closed hearth

Built: 1900



A beautiful Périgord-style house tastefully renovated a few km from Villeréal. Large living spaces. Several stone outbuildings to renovate. Land of approximately 3 hectares.

173 m² living

35 000 m²

- Villeréal -

17 place de la Halle

47210 Villeréal

Tel : 05 53 36 08 27

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Price fees included

318 000 €

Agency fees: 6 % VAT included*

Price without fees: 300 000 €

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



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• Description ref n°7016 •

A Périgord-style house with a living area of approximately 173 m², renovated in the last two years, including:

- An entrance hall/corridor of approximately 12.4 m², cement tiles on the floor, cupboards.
- A kitchen/dining room of approximately 44.6 m² with a fireplace with a wood stove, travertine flooring. Kitchen fitted with upper and lower wooden cupboards, and equipped with a ceramic sink, a central island, gas hob, oven, microwave. Two French windows opening onto the South-East terrace.
- A separate toilet of approximately 2.5 m² with a hand basin, VMC, travertine floor.
- A living room of approximately 28.5 m² with a fireplace and wood stove, parquet flooring, a French window opening onto the South-East terrace.
- From the corridor: A bedroom of approximately 25.5 m², parquet flooring, an old marble fireplace, stone walls
- A bedroom of approximately 24.2 m², parquet flooring, a decorative fireplace.
- A bathroom of approximately 7.6 m², tiled floor, earthenware walls, a walk-in shower, a sink, a toilet, vmc, and a towel dryer.
- A bedroom of approximately 24 m², imitation wood tiled floor, a wood stove, a French window, two cupboards.
- A bathroom next to this bedroom of approximately 6.5 m², tiled floor, earthenware on the walls.
- Behind the kitchen a space being renovated for an extension of an additional bedroom and bathroom (approximately 25 m²).
- A South East facing terrace with travertine floor.

Further information :

- The joinery is made of wood with wooden shutters, some are double glazed and some are single glazed.
- Heating by heat pump with splits in the rooms.
- Electricity redone
- Property tax: €750

Outside :

- An adjoining barn of approximately 156 m² with a rehabilitation permit for a house. A summer kitchen area of approximately 15 m².
- An independent barn separated by a small country road with a floor area of 225 m², roof to be redone.
- A storage shed of approximately 100 m².

