



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8439

• House - Villeréal •



DETAILS

Land surface: 16920 m²

Number of bedrooms: 3

Number of levels: 1

Type of heating: Pôêle à granulés + radiateurs électriques. Climatisation réversible.

Drainage/sewage: Septic tank

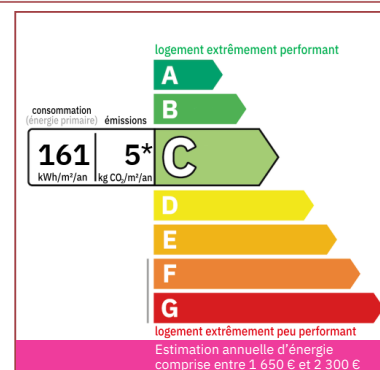
Swimming pool: Yes

Ground floor living: Yes

Work needed: Finitions / Décoration

Fireplace: No

Built: 1948



Less than 5 minutes from Villeréal, this charming Périgord-style house blends stone and wood and features a heated swimming pool, outbuildings, and 1.6 hectares of land. The house offers a beautiful living area with 3 bedrooms,

132 m² living

16 920 m²

- Villeréal -

17 place de la Halle

47210 Villeréal

Tel : 05 53 36 08 27

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Price fees included

265 000 €

Agency fees: 6 % VAT included*

Price without fees: 250 000 €

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



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• Description ref n°8439 •

A traditional Périgord-style house renovated in the 1980s with a wooden extension added in 2020.

The house comprises: a veranda (15.14 m²), an entrance hall (4.8 m²), a fitted kitchen (34.7 m²) with a central island, range cooker, and extractor hood, a utility room (4.09 m²), a living/dining room (24.5 m²), a hallway, three bedrooms (8.8 m², 14.5 m², and 20 m²), one of which has a sloping ceiling, one with an en-suite shower room (double vanity, bidet, wall-hung toilet, walk-in shower), a dressing room (11.4 m²), and a separate toilet. There is a terrace at the front and on one side. The house features reversible air conditioning (two units), a pellet stove (with two vents for heat distribution), and an electric convector heater in the shower room. Double-glazed PVC windows (wood in one room)

House supplied with well water (no mains water supply)

Outbuildings: 2 garages (31 m² and 23 m²), 2 sheds (10.5 m² and 8.5 m²)

Property with a heated chlorine swimming pool (9.5 m²) with massage jets. Option to purchase an additional 6,

