



## Hamlet property set in generous grounds with swimming pool



### Information de l'agent

|                   |  |
|-------------------|--|
| Nom:              | ArKadia  |
| Nom de compagnie: |  |
| Pays:             | Royaume-Uni  |
| Téléphone:        |  |
| Languages:        | Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish |

### Détails de l'annonce

|              |                |
|--------------|----------------|
| Propriété à: | Vendre         |
| Prix:        | USD 493,761.26 |

### Location

|                       |                    |
|-----------------------|--------------------|
| Pays:                 | France             |
| État/Région/Province: | Nouvelle-Aquitaine |
| Ville:                | Villereal          |
| Indicatif régional:   | 47210              |
| Soumis:               | 24/10/2024         |

### Description:

A deceptively spacious property which combines the ancient and the new, having been extended in 2020.

Offering a total of 6 bedrooms that span 3 floors including a ground floor principal suite, large open plan lounge-dining room, equipped breakfast kitchen, a further ground floor shower room- utility area, a 1st floor shower room and toilet, a large double garage with electric door, a generous store room beyond this, furthermore a carport with car charging facility and an 8m x 4m heated chlorine swimming pool, all set within a cute hamlet location and vast grounds.

The property is equipped with solar panels, a wood burner, radiators and reversible air conditioning, tiled flooring through the ground floor, a superb covered terrace with views to that pool and views beyond.

A must see with lots of property on offer and so close to the thriving town of Villereal where you will find various shops, bars and a weekly market and just 30 mins to Bergerac for its international travel links.

Price including agency fees : 424.000 €

Price excluding agency fees : 400.000 €

Buyer commission, tax included: 6 %



---

## Commun

|                   |                     |
|-------------------|---------------------|
| Chambres:         | 6                   |
| Salle de bains:   | 3                   |
| Pied carré fini:  | 194 m <sup>2</sup>  |
| Dimesions du lot: | 7680 m <sup>2</sup> |

## Energy efficiency

|   |     |
|---|-----|
| Consommation énergétique<br>(kWh/m <sup>2</sup> /an): | 168 |
|---|-----|

## Building details

|                    |      |
|--------------------|------|
| Outdoor Amenities: | Pool |
|--------------------|------|

## Lease terms

Date Available:

## Information additionnelle

|                       |   |
|-----------------------|---|
| Lien URL du site web: | <a href="http://www.arkadia.com/PFYR-T198042/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/PFYR-T198042/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a> |
|-----------------------|---|

## Contact information

|           |               |
|-----------|---------------|
| IMLIX ID: | 1634-bvi77598 |
|-----------|---------------|

