



## Hamlet property set in generous grounds with swimming pool



### Agent Info

Naam:	ArKadia
Bedrijfsnaam:	
Mistlampen:	United Kingdom
Telefoon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 493,761.26

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Nouvelle-Aquitaine
Plaats:	Villereal
Postcode:	47210
Geplaatst:	24-10-2024
Omschrijving:	

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 %

### Algemeen



---

Slaapkamers:	6
Badkamers:	3
Afgewerkte vierkante meter:	194 m <sup>2</sup>
Lot Afmeting:	7680 m <sup>2</sup>

## Energy efficiency

Energy Use (kWh/m <sup>2</sup> /year):	168
----------------------------------------	-----

## Building details

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

## Lease terms

Date Available:	
-----------------	--

## Additionele informatie

Website URL:	<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
-----------	---------------

