

Prestigious maison de maitre and its large garden in the heart of the pretty market town of Villeréal.

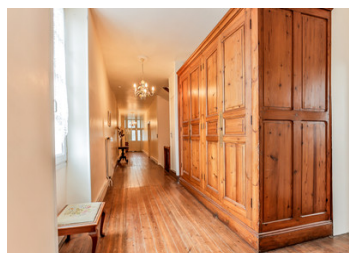


INFORMATION

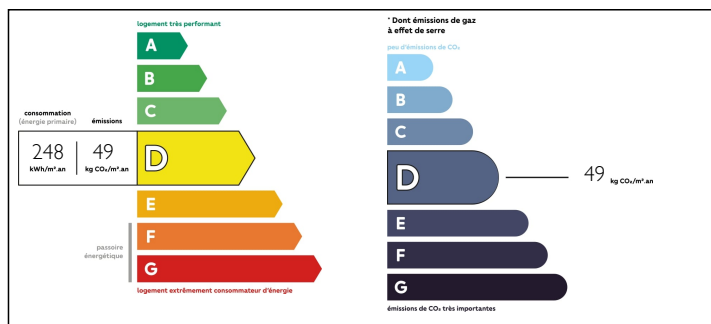
Town:	Villeréal
Department:	Lot-et-Garonne
Bed:	5
Bath:	3
Floor:	350 m2
Plot Size:	2000 m2

IN BRIEF

A wonderful opportunity to purchase a magnificent Maison de Maitre, built circa 1720 in the centre of the bustling market town/bastide of Villeréal. Spacious rooms and beautiful features throughout, although modernisation does exist in the form of oil fired central heating and double glazing! The accommodation includes 5 bedrooms, 3 bathrooms, an imposing lounge, dining room, kitchen and conservatory/veranda. Beautifully stocked garden, garage, barns and workrooms. The house lends itself to being transformed into a very elegant B&B.



ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



LOCAL TAXES

Taxe foncière: 1200 EUR

Taxe habitation: 1000 EUR

NOTES

DESCRIPTION

This elegant Maison de Maître overlooks a large garden with mature trees, shrubs and flowers. The house benefits from oil-fired central heating and double glazing. It would make a wonderful home offering guest accommodation during the long tourist season. To note - the house does need some updating.

GROUND FLOOR

Entrance hall (6.89 m²) original tiles, doors to kitchen and dining room

Dining room (26.24 m²) with 2 large windows overlooking the garden, original oak floor and marble mantelpiece with a mirror

Drawing room (26.24 m²) with a wooden floor, 2 windows, and a glazed door opening out onto the garden, marble fireplace

Study (10.75 m²)

Second entrance hall (14 m²)

Boiler room (28.43 m²)

Kitchen (32 m²) with the original floor tiles, a stone fireplace with insert log burner. Large windows overlooking the garden

Cloakroom (5 m²)

Utility room (15 m²)

Covered terrace (29 m²)

Conservatory (20.93 m²)

Wet room with shower and hand-basin

FIRST FLOOR

Bedroom 1 (26.22 m²) with en-suite and marble fireplace with mirror above

Bedroom 2 (26.2 m²) with en-suite and marble fireplace with mirror above

Bedroom 3 (17.28 m²) with marble mantelpiece

Bedroom 4 (16.83 m²) with marble mantelpiece

Corridor (30 m²) with large wardrobes

Bathroom (11.60 m²) with shower, free standing bathtub, WC, bidet

SECOND FLOOR Loft (149 m²)

OUTBUILDINGS Stone Barn (63.80 m²) which