

Medieval townhouse for renovation offering potentially a 4/5 bedroom home in the historic bastide of Villeréal

EXCLUSIVE



INFORMATION

Town:	Villeréal
Department:	Lot-et-Garonne
Bed:	4
Bath:	0
Floor:	175 m2
Plot Size:	25 m2

IN BRIEF

Set in the heart of the historic bastide town of Villeréal, this medieval townhouse offers an exceptional renovation opportunity within walking distance of excellent local amenities. The property is believed to date from the 13th century and retains Original character features including beams, stonework and fireplaces. The interior is a complete blank canvas, with essential services already connected and scope to create 4-5 bedrooms plus a private courtyard. With strong fibreoptic coverage in the town this is a rare chance to design a bespoke home in one of the region's most desirable villages. Bergerac Airport and train station are a 30 minute drive

A video tour is available on request for buyers wishing to explore the structure and possibilities in more detail.



ENERGY - DPE

DPE not required.

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.



DESCRIPTION

Villeréal is known for its beautifully preserved square, lively year-round atmosphere and excellent amenities, all just a short walk from the property. Boulangeries, cafés, restaurants, bars, a supermarket, doctors, pharmacy and vets are all close by, along with the colourful weekly Saturday market and a renowned local pâtisserie.

Believed to date back to the 13th century, the property retains a wealth of original features including exposed beams, stonework and traditional fireplaces. The interior is currently open and undeveloped, electricity and mains drainage are connected.

Ground floor (open plan):

- Kitchen area — 17.3 m²
- Dining area — 30 m²
- Salon — 21.5 m²

First floor:

- Bedroom 1 — 30 m²
- Bedroom 2 — 18 m²
- Bedroom 3 — 22 m²

Attic: 43 m²

The generous attic offers further development potential, and once renovated the property could comfortably accommodate four to five bedrooms, depending on the chosen configuration. To the rear, a small outdoor area can be enclosed to create a private courtyard.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe habitation: EUR

NOTES