



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6485

• House - Villefranche-du-Périgord •

SOLD



## DETAILS

**Land surface:** 107401 m<sup>2</sup>

**Number of bedrooms:** 4

**Number of levels:** 1

**Type of heating:** Fuel oil

**Drainage/sewage:** Puisard+Fosse

**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** Yes open hearth

**Built:** Not specified

Logement économe

≤ 50 A

51 à 90 B

91 à 150 C

151 à 230 D

231 à 330 E

331 à 450 F

> 450 G

Logement énergivore

DPE en cours

It is in the heart of the Dordogne that this stone Périgourdine is located, which can be merged with reference 6356 on our Valadié Immobilier site: "Equestrian Property"

143 m<sup>2</sup> living

107 401 m<sup>2</sup>

Frédérique Bidois

Agent commercial

Tel : 06 74 55 44 56

<https://valadie-immobilier.com>

[frederique@valadie-immobilier.com](mailto:frederique@valadie-immobilier.com)

Price fees included

222 600 €

Agency fees: 6 % VAT included\*

Price without fees: 210 000 €

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





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## • Description ref n°6485 •

It is located on the road to various bastides and tourist sites, where tranquility reigns over more than 10 hectares of land.

A pretty interior courtyard bordered by a low stone wall invites us to enter and enjoy the house, which has retained a lot of character, with its outbuildings.

You take a staircase to enter via a corridor leading to a living/dining room of 28.35m<sup>2</sup> with a superb open fireplace lined with a stone lintel worthy of a castle, as well as old built-in cupboards, then you will access the kitchen of 16m<sup>2</sup>, with three bedrooms of 12.56m<sup>2</sup>, 16.17m<sup>2</sup>, 12.69m<sup>2</sup> (one with water point: sink) as well as a bathroom of 6.17m<sup>2</sup>. Wooden floors, a stone sink, exposed beams.....are added to the Perigord style of this property.

A staircase will take you to the dovecote where there is a 32.78m<sup>2</sup> bedroom with a view of the surrounding countryside.

The attic will welcome you, currently accessible by a milling ladder, and you can arrange it over 87m<sup>2</sup> where you will benefit from a beautiful exposed framework, with a few windows which will give you light.

Outside, a lean-to allows two vehicles to fit in, and two 20m<sup>2</sup> cellars, one of which serves as a boiler room (Wissmann boiler) with its fuel tank.

A stone barn of 139m<sup>2</sup> with 8 meters of height under roof, and its exposed framework, has water and electricity which are already installed.

Single wooden glazing.

Wooden shutters.

Sanitation: cesspool and pit.

Oil fired boiler.

10 km from amenities.

Linky in the living room.

Interior design proposal in last photo

