



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6651

• House - Villefranche-du-Périgord •



## DETAILS

**Land surface:** 0 m<sup>2</sup>

**Number of bedrooms:** 4

**Number of levels:** 2

**Type of heating:** Bois/fuel

**Drainage/sewage:** Everything in the sewer

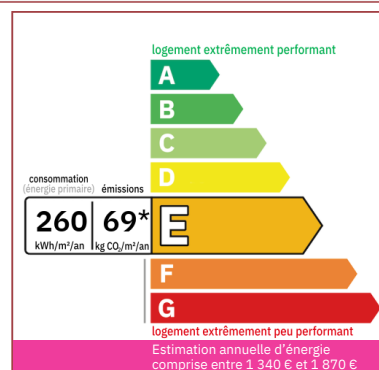
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** Yes closed hearth

**Built:** Not specified



In a village of Dordogne, at the bend of a steep street, is this stone house of 86m<sup>2</sup> on two levels, from where you will enjoy the weekly market while doing your shopping on foot!

**87 m<sup>2</sup> living**

**No field**

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Price fees included

**88 000 €**

Agency fees: 10 % VAT included\*

Price without fees: 80 000 €

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





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## • Description ref n°6651 •

You enter from the street, directly into a living room / dining area / open kitchen of 27.51m<sup>2</sup>, decorated with a fireplace closed by an insert. Exotic wood double glazing, entrance door and frame.

Then starts a staircase all in abalones and half floor, there is a bathroom of 2.55m<sup>2</sup>, and two bedrooms of 7.99m<sup>2</sup> with water point, and 23.63m<sup>2</sup> with water point. Single wooden glazing. Oak flooring.

Then on the first floor, we have two bedrooms of 13.31m<sup>2</sup> with fitted wardrobes, and 12m<sup>2</sup>. Exotic wood double glazing.

This is complemented by a cellar or scullery of 17.70m<sup>2</sup> with water supply and drainage and access from outside, and a boiler room of 20.52 with the "ROCA" boiler with hot water production and the 1600 liter tank.

Convertible attic, currently insulated with glass wool.

Everything in the sewer.

Fuel and wood heating (insert).

Impeccable roof.

Wooden shutters.

Possibility to sell furnished.

