



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 3767

• House - Villefranche-du-Périgord •



## DETAILS

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

**Number of bedrooms:** 4

**Number of levels:** 2

**Type of heating:** Sol et Fuel

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

**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** Yes open hearth

**Built:** 1260

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 at the heart of the périgourdine gastronomy found this property to the volumes impressive of 323m<sup>2</sup>, restored in the authenticity of the site, opening the heart of the village.

320 m<sup>2</sup> living

No field

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Price fees included

210 000 €

Agency fees: 7 % VAT included\*

Price without fees: 196 262 €

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



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## • Description ref n°3767 •

The entrance is through a kitchen of 32.50m<sup>2</sup>, with access to a living room, dining room of 78m<sup>2</sup> with fireplace, to large receptions.

On the first floor, two beautiful rooms of 52.20m<sup>2</sup>, 18m<sup>2</sup> with bed mezzanine, an office or room of 57.50 m<sup>2</sup>, with dressing room and the possibility of an extra bathroom .

On the second floor, there is a room of 44.65 m<sup>2</sup> and dressing room of 40 m<sup>2</sup>, leaving a frame in the former. This house with a floor heating, an oil fired central heating and double-glazing has kept the charm of the stone and its wall niches nicely lit.

A vaulted cellar of 35m<sup>2</sup> will add to the scene

Located in the heart of a bastide from the XIIIth, it offers the proximity of many shops and you can also enjoy gastronomic markets are well known.

This home is spacious, typical of the Périgord, there will be a place of life as comfortable as prestigious, without presenting the disadvantages of outside maintenance.

