



# 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

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

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 XIII<sup>th</sup>, 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.

