



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 5685

• House - Villefranche-du-Périgord •



## DETAILS

**Land surface:** 19038 m<sup>2</sup>

**Number of bedrooms:** 5

**Number of levels:** 1

**Type of heating:** Bois/Fuel

**Drainage/sewage:** Septic tank

**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 Black Périgord, near Villefranche Du Périgord, that this property has kept all its character, with a lot of space, being able to suit a large family on approximately two hectares.

268 m<sup>2</sup> living

19 038 m<sup>2</sup>

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Price fees included

350 000 €

Agency fees: 6 % VAT included\*

Price without fees: 330 189 €

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



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## • Description ref n°5685 •

At the end of the road, there is this house with many exposed stone walls, no neighbors, no opposite, and can be considered for two families.

It is composed of an entrance of 10 m<sup>2</sup>, a kitchen of 25 m<sup>2</sup> with dining area opening onto an outdoor terrace, a living / dining room of 53 m<sup>2</sup> with its inglenook fireplace (with heat recuperator) and its built-in sink. Pierre.

Upstairs, you reach a landing of 6m<sup>2</sup> leading to two bedrooms of 14 and 15m<sup>2</sup> (with fitted wardrobes) and a 5m<sup>2</sup> bathroom.

On the garden level, a second entrance of 16 m<sup>2</sup>, a corridor of 10 m<sup>2</sup>, a kitchen of 13 m<sup>2</sup> with its dining area, three bedrooms of 12.11 and 10 m<sup>2</sup> and a bathroom of 5 m<sup>2</sup>.

A large mezzanine of 53 m<sup>2</sup>, accessible by a beautiful wooden staircase, with its exposed framework needs to be renovated.

Outside, the garden has been tastefully decorated with flowers and trees and there is a large orchard (cherry trees, plum trees, mirabelliers, apple trees, pear trees, quince trees .....)

Insulated glass wool ceiling.

Roof remodeled regularly

Recently redone gutters

All underground EDF lines

A garage for one car with workshop

A lean-to

Single glazing

10-year boiler (serving one month / year)

8 r

