



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6796

• House - Villefranche-du-Périgord •

SOLD



## DETAILS

**Land surface:** 313123 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 1

**Type of heating:** Fuel oil

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

**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** Big work

**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 Périgord that we find this farm of approximately 100 m<sup>2</sup> to renovate with its woods of porcini mushrooms and chestnuts on more than 30 hectares, with outbuildings and its flowing stream, as well as its source.

100 m<sup>2</sup> living

313 123 m<sup>2</sup>

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Price fees included

157 500 €

Agency fees: 7,1 % VAT included\*

Price without fees: 147 000 €

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



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## • Description ref n°6796 •

From the main rooms, you will enjoy the surrounding countryside with a clear view of the woods and the countryside, without olfactory or visual nuisance, and you will access the village of Villefranche Du Périgord in 10 minutes on foot to enjoy this famous Bastide with its hall.

The house will welcome you with an entrance of 4 m<sup>2</sup> opening onto a kitchen of 19.43 m<sup>2</sup> with dining area and open fireplace, then into a dining room of 23.38 m<sup>2</sup> with open fireplace.

A corridor of 8.40 m<sup>2</sup> leads to three bedrooms of 11.43 m<sup>2</sup>, 11.26 m<sup>2</sup>, 16.65 m<sup>2</sup>, one of which has an open fireplace, as well as a bathroom of 6.24 m<sup>2</sup> and a staircase leading to the non-convertible attic.

Under the house, there is a garage with an oil boiler, an oil tank and an adjoining room of 44.65 m<sup>2</sup> contains the Cumulus.

Outside there are various outbuildings: lean-tos, cellars, barns... offering a large number of different storage spaces. Approximately 20/25 hectares are adjacent to the property.

Single glazed wood

Everything in the sewer.

Fuel heating (Wissman)

Correct house roof. Roof of the outbuildings (partly asbestos) to be renovated.

Plan major renovation work.

60% wooded land

Interior design proposal in last photos.

