



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7042

• House - Villefranche-du-Périgord •

OPPORTUNITY



## DETAILS

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

**Number of bedrooms:** 3

**Number of levels:** 1

**Type of heating:** Pac + Electricité

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

**Swimming pool:** No

**Ground floor living:** No

**Work needed:** No 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

A pretty house in the village of Villefranche-du-Périgord on two levels, with 3 bedrooms and a garage in the basement.

Lake view.

104 m<sup>2</sup> living

No field

- Villeréal -

17 place de la Halle

47210 Villeréal

Tel : 05 53 36 08 27

villereal@valadie-immobilier.com

Price fees included

67 000 €

Agency fees: 11,7 % VAT included\*

Price without fees: 60 000 €

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





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## • Description ref n°7042 •

A completely renovated stone village house with a living area of approximately 104 m<sup>2</sup>, comprising:

- An entrance of approximately 3.6 m<sup>2</sup>, tiled floor, tapestry on the walls, with a separate toilet,
- a kitchen/dining room/living room, approximately 45 m<sup>2</sup> in total, with kitchen separated by a bar, equipped with a hood and a sink.

In the living room, an open stone fireplace, exposed beams. A staircase serving the basement and one serving the floor.

Upstairs :

- A landing of approximately 11.4 m<sup>2</sup>, floor on the ground,
- A bathroom of approximately 3.7 m<sup>2</sup>, parquet floor, a bathtub, a washbasin, a heated towel rail, earthenware on the walls.
- A bedroom of approximately 13.5 m<sup>2</sup>, wooden floor, very bright
- A storage room of approximately 2.3 m<sup>2</sup> with the cumulus,
- A separate toilet.
- A bedroom of approximately 10.5m<sup>2</sup>, parquet floor,
- A bedroom of approximately 10.9 m<sup>2</sup>, parquet floor.

A basement of approximately 12.6 m<sup>2</sup>, serving as a garage but not possible to park a car.

Information items:

- Electricity to standards.
- Heat pump in the living room with a reversible split.
- Double glazing with wooden joinery for the ground floor and pvc for the floor. Wooden shutters.
- Sanitation by mains drainage.

School bus stop for the college in Belvès and the high schools of Sarlat and Fumel.

From the living room a staircase to the basement.

