Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7084 • House - Villefranche-du-Périgord •

SOLD



DETAILS

Land surface: 107401 m²

Number of bedrooms: 4

Number of levels: 1

Type of heating: Fuel oil

Drainage/sewage: Puisard+Fosse

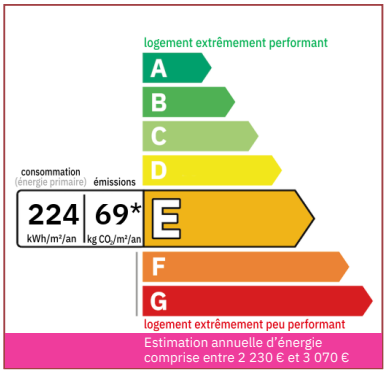
Swimming pool: No

Ground floor living: No

Work needed: Finitions / Décoration

Fireplace: Yes open hearth

Built: Not specified



It is in the heart of the Dordogne that this stone Périgourdine is located, which can be merged with reference 6935 on our Valadié Immobilier site: "Equestrian Property"

143 m² living

107 401 m²

Non-binding document

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Price fees included

200 000 €

Agency fees: 7 % VAT included*
Price without fees: 186 916 €

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

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• Description ref n°7084 •

It is located on the road to various bastides and tourist sites, where tranquility reigns over more than 10 hectares of land.

A pretty interior courtyard bordered by a stone wall invites us to enter and enjoy the house, which has retained a lot of character, with its outbuildings.

You take a staircase to enter via a corridor leading to a living/dining room of 28.35m² with a superb open fireplace lined with a stone lintel worthy of a castle, as well as old built-in cupboards, then you will access the kitchen of 16m², with three bedrooms of 12.56m², 16.17m², 12.69m² (one with water point: sink) as well as a bathroom of 6.17m². Wooden floors, a stone sink, exposed beams.....are added to the Perigord style of this property.

A staircase will take you to the dovecote where there is a 32.78m² bedroom with a view of the surrounding countryside.

The attic will welcome you, currently accessible by a milling ladder, and you can arrange it over 87m² where you will benefit from a beautiful exposed framework, with a few windows which will give you light.

Outside, a lean-to allows two vehicles to fit in, and two 20m² cellars, one of which serves as a boiler room (Wissmann boiler) with its fuel tank.

A stone barn of 139m² with 8 meters of height under roof, and its exposed framework, has water and electricity which are already installed.

Single wooden glazing.
Wooden shutters.
Sanitation: cesspool and pit.
Oil fired boiler.
10 km from amenities.
Linky in the living room.
Interior design proposal in last photo







