



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7145

• House - Villefranche-du-Périgord •



DETAILS

Land surface: 4500 m²

Number of bedrooms: 4

Number of levels: 1

Type of heating: Electrique, Bois et poêle à granule

Drainage/sewage: Septic tank

Swimming pool: No

Ground floor living: No

Work needed: Finitions / Décoration

Fireplace: Yes closed 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

Perched on the heights of Villefranche du Périgord is this 115m² villa with its 4 bedrooms, 2 living rooms and its superb wine cellar, plus its outbuildings which offer potential for a gîte or studio. Land of 4500m².

127 m² living

4 500 m²

- Villeréal -

17 place de la Halle

47210 Villeréal

Tel : 05 53 36 08 27

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Price fees included

275 600 €

Agency fees: 6 % VAT included*

Price without fees: 260 000 €

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



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• Description ref n°7145 •

House from the 80s of 115m² which consists of an entrance onto a veranda of 19 m², a living room (26 m²) with closed fireplace plus pellet stove, fitted kitchen of 9.82 m².

A distribution corridor which serves an independent toilet with a sink, a bathroom of 7.19 m², a bedroom of 10 m², a second living room with pellet stove of 25 m², a bedroom or office of 10 m², a dressing room of 7.57 m² with access to an adjoining workshop of 21 m². Wine cellar in the basement of approximately 8 m². Upstairs: a bedroom of 11.50 m².

Adjoining the house with access only from the outside is a 12m² bedroom with toilet and sink.

An independent workshop that can be converted into a gîte with an area of 26.85 m².

A wooden garage of 23 m².

At the back of the house: a terrace of 33 m² with closed summer kitchen of 18 m².

Electric heating system + insert with heat distributor + 2 pellet stoves.

Mostly double glazing.

Land with an area of 4500 m² completely fenced.

