



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7222

• House - Villefranche-du-Périgord •



DETAILS

Land surface: 1911 m²

Number of bedrooms: 3

Number of levels: 1

Type of heating: Wood + Electric

Drainage/sewage: Everything in the sewer

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

A pretty village house with a habitable annex to be finished, an adjoining garden of approximately 300 m², a courtyard and opposite a stone house, an old village grocery store to be completely restored as well as a barn opposite in

83 m² living

1 911 m²

- Villeréal -

17 place de la Halle

47210 Villeréal

Tel : 05 53 36 08 27

villereal@valadie-immobilier.com

Price fees included

202 230 €

Agency fees: 7 % VAT included*

Price without fees: 189 000 €

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



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A village house with a surface area of approximately 83 m², accessible via a small tiled courtyard of approximately 24 m², including:

- An entrance to a living/dining room of approximately 30.1 m², tiled floor, a French window opening onto the courtyard, a fireplace equipped with a wood stove.
- A kitchen of approximately 13.4 m², tiled floor, a French window opening onto the courtyard.

Upstairs :

- A bedroom of approximately 29.2 m², carpet on the floor, an old cupboard.
- A bathroom of approximately 10 m², tiled floor, earthenware on the walls, glass tiles. A sink, a bathtub, a towel dryer.

Heating by heat pump supplying 2 air conditioning units.

Single-glazed wooden joinery.

Attic insulation, blown wadding.

Sanitation by sewer.

An outbuilding adjoining the house of approximately 68 m², currently being renovated for a dwelling, including:

- A large room of approximately 39.7 m², cement floor, a French window opening onto the courtyard, a garage door. A kitchen area and a shower area have been created.
- A staircase leading to the upper floor:
- An office of approximately 7.2 m², floor to floor, paneling on the walls.
- A bedroom of approximately 11 m², floor to floor, paneling on the walls.
- A bathroom of approximately 3 m² with a walk-in shower, a vanity sink, a wall-hung toilet, a towel dryer, cement floor, vmc.

Wooden joinery with some double glazing.

Sanitation by sewer.

No heating.

Outside :

- A garden of approximately 300 m² with two wooden garden sheds. Possibility of purchasing a vegetable garden of approximately 920 m².

Opposite the main property, a stone complex with an old dwelling house on two levels including:

- A living room of approximately 27 m², concrete floor,

