



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7427

• House - Villefranche-du-Périgord •



## DETAILS

**Land surface:** 660 m<sup>2</sup>

**Number of bedrooms:** 6

**Number of levels:** 1

**Type of heating:** Geothermal

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

**Swimming pool:** No

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** Yes closed hearth

**Built:** 1850

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

In the heart of a country house in the south of Périgord, superb family home with large volumes of 230 m<sup>2</sup> with five bedrooms, completely renovated with taste.

230 m<sup>2</sup> living

660 m<sup>2</sup>

Pricaz Thibaut  
Agent commercial

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Price fees included

291 500 €

Agency fees: 6 % VAT included\*  
Price without fees: 275 000 €

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



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## • Description ref n°7427 •

Stone house of character in village of 230 m<sup>2</sup> on landscaped garden enclosed of 660m<sup>2</sup>.

This one is composed on the ground floor; of an entrance hall of 11 m<sup>2</sup>, of a kitchen of 23 m<sup>2</sup>, of a living room / dining room of 52 m<sup>2</sup> with insert of Godin brand, storeroom of 23m<sup>2</sup> which can be transformed into a bedroom with separate toilet.

On the first floor; five bedrooms of 18, 18, 18, 14 and 13 m<sup>2</sup>, a bathroom, a separate toilet, office and dressing room.

On the second a beautiful attic which can be converted.

A basement of 110 m<sup>2</sup> fully usable where the heat pump is located.

Outside; a land of pleasure with dovecote in stones, well, independent insulated garage of 20 m<sup>2</sup> and shed.

Double glazing PVC

Roof in good condition

