



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7714

• House - Villefranche-du-Périgord •



## DETAILS

**Land surface:** 165610 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 1

**Type of heating:** Wood

**Drainage/sewage:** Septic tank

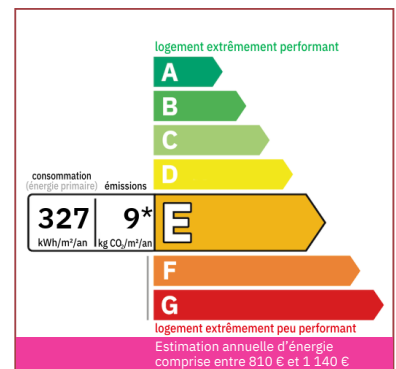
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Second work

**Fireplace:** Yes closed hearth

**Built:** Not specified



In the heart of the Dordogne, is this equestrian property with its stone house, its facilities dedicated to breeding and horse riding, surrounded by its 17 flat hectares.

70 m<sup>2</sup> living

165 610 m<sup>2</sup>

Non-binding document

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Price fees included

299 000 €

Agency fees: 6 % VAT included\*

Price without fees: 282 075 €

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





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## • Description ref n°7714 •

The 140 m<sup>2</sup> house is composed as follows:

On the garden level, two cellars of 25 and 43 m<sup>2</sup>, a boiler room of 12 m<sup>2</sup> (wood boiler from 1970)

The bolet (covered terrace) is accessed by an exterior stone staircase opening onto the living area consisting of a living room with open kitchen of 20 m<sup>2</sup> with fireplace closed by an insert (an inglenook fireplace), two bedrooms of 10 m<sup>2</sup> and a bathroom. water of 8.23 m<sup>2</sup> served by a corridor, and a second living room of 13 m<sup>2</sup> or bedroom, as well as a bathroom of 7 m<sup>2</sup>.

All the attics can be converted, having an area of 70 m<sup>2</sup> with a good ceiling height (between 2.80 and 3.10 m) and partly insulated with a beautiful old exposed framework and a dovecote with the possibility of making three bedrooms.

Septic tank

PVC double glazing

Interior design proposal in latest photos

Close to an equine veterinary clinic, these stables are practical thanks to the different dimensions of the boxes allowing the horses to be properly separated as desired: Pony boxes, horses, broodmares or foaling boxes...

The outbuildings used as stables, opposite the house, are nearby with a pretty interior courtyard in the center.

The environment is wooded and calm.

All fences are made of electrical tape (4cm)

Paddocks have been set up, fenced in smooth wood.

The stone outbuildings are arranged in a stable and composed as follows:

- two indoor boxes of 3x7m
- three indoor boxes of 3.5x3m
- two outdoor boxes of 3x7m
- an outdoor box of 3x4m
- three outdoor boxes of 4x4m
- two indoor boxes of 3.5x3m
- three indoor boxes of 4x3m
- a saddlery
- a grain store in the form of a lean-to
- a workshop
- an insulated office with double glazing and electric heating to accommodate customers
- a shed which allows fodder, straw, etc. to be stored (or possibility of stabling)
- a four-seater electric walker

-protrusion bar

-ultrasound bar

