



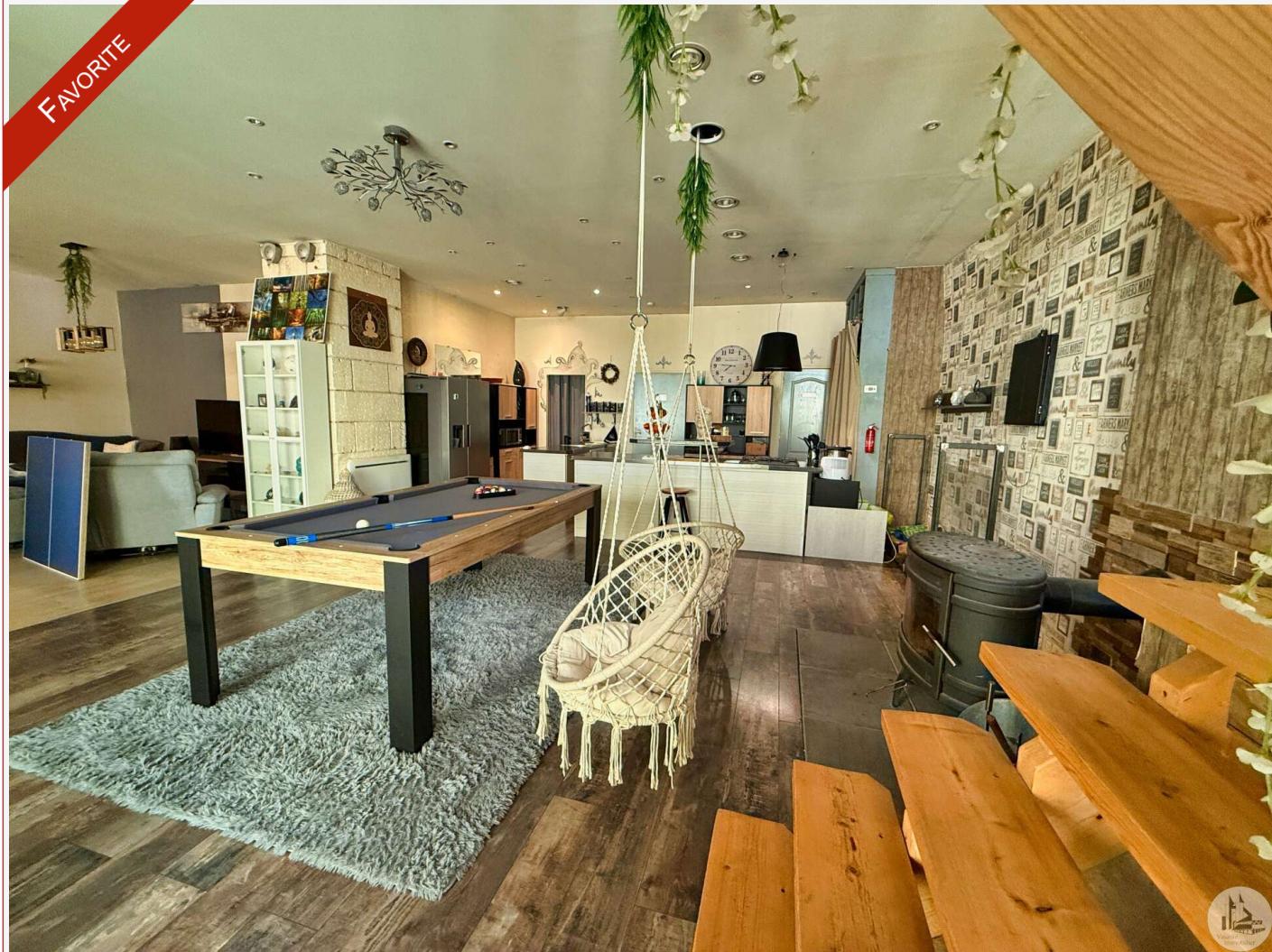
Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7827

• House - Villefranche-du-Périgord •

FAVORITE



DETAILS

Land surface: 0 m²

Number of bedrooms: 3

Number of levels: 2

Type of heating: Wood + Electric

Drainage/sewage: Everything in the sewer

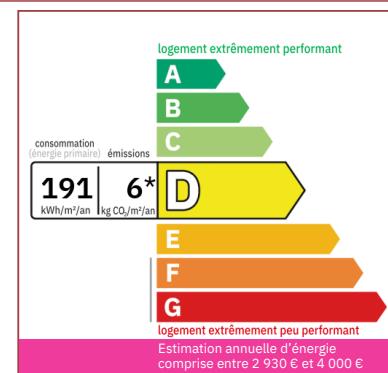
Swimming pool: No

Ground floor living: No

Work needed: No work

Fireplace: Yes closed hearth

Built: Not specified



In the heart of Villefranche du Périgord in the Dordogne, this village house of 283m² of living space on several levels will offer you comfort, brightness and access to all amenities on foot or the opportunity to create a business.

192 m² Carrez living

No field

Non-binding document

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Price fees included

176 000 €

Agency fees: 6,7 % VAT included*

Price without fees: 165 000 €

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



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Formerly used for commercial purposes, the entire ground floor features large bay windows providing plenty of light.

A restaurant, a grocery store, or any other product could be sold from this well-designed location!

Currently, the house is entered from a street in the center of Villefranche-du-Périgord, through a small passageway, which provides access to a 96.38m² living area with a living/dining room/open-plan equipped kitchen, complete with a wood-burning stove. There is also a 3.29m² pantry and a 2.31m² toilet.



On the first floor, a 27.81m² landing, cut by a glass roof, welcomes us and leads to an 8.78m² bedroom, an 11.60m² hallway with cupboards along the length leads to a 10.07m² office/dressing room, then another 5.56m² landing provides access to an 8.14m² shower room, a 2.72m² dressing room, and a 21.88m² bedroom with a closed but re-usable fireplace.



Returning to the ground floor, a concrete staircase with a wrought iron railing descends to a 52.90m² stone vaulted cellar containing a toilet and cupboards. A second 34.29m² room overlooks the rear street and has double glazing. There is also a magnificent wooden staircase, made of elm, which also allows access from another side.

Double glazing except for one window

Mains drainage

Electric heating and wood stove

Condo (2 units)

