



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8058

• House - Villefranche-du-Périgord •



## DETAILS

**Land surface:** 1242 m<sup>2</sup>

**Number of bedrooms:** 6

**Number of levels:** 1

**Type of heating:** Electric

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

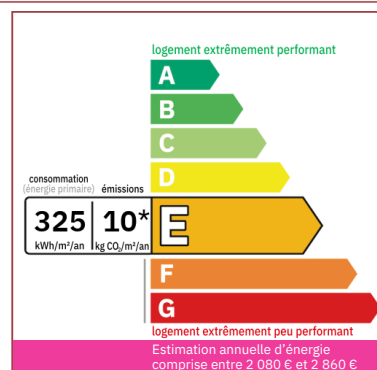
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Second work

**Fireplace:** Yes open hearth

**Built:** Not specified



It is in Périgord that we find this house with a strong character, full of authentic elements. on 1242m<sup>2</sup> of land.

152 m<sup>2</sup> living

1 242 m<sup>2</sup>

Non-binding document

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Price fees included  
**160 000 €**  
Agency fees: 6,7 % VAT included\*  
Price without fees: 150 000 €  
\*The agency fees are entirely at the cost of the purchaser





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## • Description ref n°8058 •

A stone staircase leads to a covered terrace providing access to the 6.18m<sup>2</sup> entrance. To the left is a 12.39m<sup>2</sup> kitchen, followed by a bright 26.15m<sup>2</sup> living/dining room with a beautiful ceiling rose in the center and an open fireplace.

To the right, an office could be converted into a 12.50m<sup>2</sup> bedroom.

Then, a 4.69m<sup>2</sup> hallway leads to two bedrooms of 10.44m<sup>2</sup> and 10.78m<sup>2</sup>, as well as a 4.59m<sup>2</sup> bathroom. This hallway provides access to the upper floor and the basement.

Upstairs, a 16.30m<sup>2</sup> landing welcomes us and provides access to three bedrooms of 17.29m<sup>2</sup>, 10.61m<sup>2</sup>, and 14.23m<sup>2</sup>, as well as a dressing room. All partitions are walls and can be adjusted.

In the basement, a 9.80m<sup>2</sup> room opens onto a 14.41m<sup>2</sup> laundry room with water supply, drain, and sink, then two rooms of 13.79m<sup>2</sup> and 31.15m<sup>2</sup>, as well as an 18.20m<sup>2</sup> wine cellar and a 27.66m<sup>2</sup> garage for one car.

Outside, a veranda accessible from the outside is built over a crawl space and allows you to enjoy the flowered and wooded garden, which includes a tool shed, a barbecue, and a pretty stone borie.

Double-glazed wood windows

Mains drainage

Electric heating

Property tax: €1,218

