



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8081

• House - Villefranche-du-Périgord •



## DETAILS

**Land surface:** 4397 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 0

**Type of heating:** Electric

**Drainage/sewage:** Septic tank

**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** No work

**Fireplace:** No

**Built:** 2019



Located in the Villefranche-du-Périgord area, this bright, single-story house features three bedrooms, a garage, and high-end outbuildings. Incredible views. A real favorite...

135 m<sup>2</sup> living

4 397 m<sup>2</sup>

Pricaz Thibaut  
Agent commercial

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Price fees included

369 900 €

Agency fees: 6 % VAT included\*  
Price without fees: 349 000 €

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



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## • Description ref n°8081 •

Architect-designed single-story house built in 2019 with a surface area of 135 m<sup>2</sup> (1,400 sq ft) plus a basement, built on a 4,287 m<sup>2</sup> (4,287 sq ft) plot.

The house comprises:

- An entrance hall with a corridor leading to
- A main room with an open kitchen and central island, a dining room, and a double living room.
- Three bedrooms, each with a French window.
- A dressing room.
- A bathroom with a bathtub, a walk-in shower, double sinks, a heated towel rail, and a toilet.
- A second separate toilet with a sink and heated towel rail.
- A laundry area.

The basement comprises:

- A main room with a cellar and a storage room.
- A workshop.
- A boiler room with a heat pump and thermodynamic tank.
- A garage with an electric door.

Outside, a carport in front of the house entrance, followed by a wooden deck surrounding the house, provides access to an ornamental garden with a well and a 10,000L water tank.

The sanitation system is individual, with a compliant septic tank.

The frames are double-glazed aluminum.  
VMC.

