



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8714

• House - Villefranche-du-Périgord •



## DETAILS

**Land surface:** 8325 m<sup>2</sup>

**Number of bedrooms:** 4

**Number of levels:** 1

**Type of heating:** Wood + Electric

**Drainage/sewage:** Septic tank

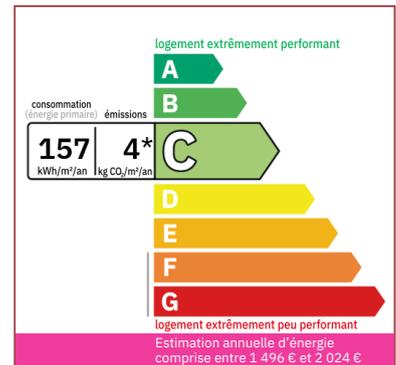
**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** Yes closed hearth

**Built:** 1800



In the Villefranche du Périgord area, in a beautiful wooded and hilly countryside, a very beautiful renovated property with a house of approximately 140 m<sup>2</sup> with 4 suites, 2 barns, 2 drying sheds and a swimming pool, all in a

225 m<sup>2</sup> living

8 325 m<sup>2</sup>

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Agent commercial

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Price fees included

577 500 €

Agency fees: 4,5 % VAT included\*  
Price without fees: 552 500 €

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



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## • Description ref n°8714 •

Stone property with house and outbuildings on 8,325 m<sup>2</sup>.

The house, approximately 140 m<sup>2</sup>, comprises: On the ground floor, a main living/dining room with a fireplace opening onto a fully equipped kitchen with a range cooker, and a suite with a shower room and toilet.

Upstairs, three identical suites, each with a shower room and toilet.

A basement with a cellar and laundry room.

The outbuildings include:

- A main barn on two levels with a workshop.
- A secondary barn with a carport for three vehicles and storage space.
- A drying shed with a carport for two vehicles and storage space.
- A second drying shed with a lean-to, later converted into a secondary dwelling.
- A small barn.

Outside, there are several terraces, some covered, a courtyard, a 12m x 5.5m swimming pool, and a wooded park.

Solar panels.

The windows are double-glazed wood. Individual sanitation system.

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