Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8729 • House - Villefranche-du-Périgord •



DETAILS

Land surface: 165610 m²

Number of bedrooms: 3

Number of levels: 1

Type of heating: Wood

Drainage/sewage: Septic tank

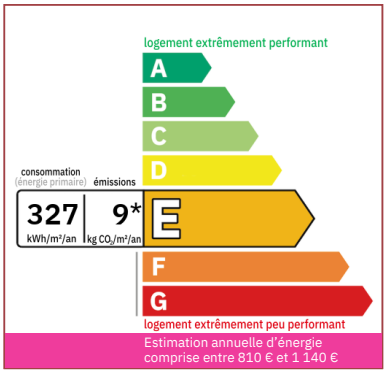
Swimming pool: No

Ground floor living: No

Work needed: Second work

Fireplace: Yes closed hearth

Built: Not specified



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

70 m² living

165 610 m²

Non-binding document

Frédérique Bidois
Agent commercial
Tel : 06 74 55 44 56
https://valadie-immobilier.com
frederique@valadie-immobilier.com

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

Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

• Description ref n°8729 •

The 140 m² house is laid out as follows:
On the garden level, there are two cellars of 25 and 43 m², and a 12 m² boiler room (wood-fired boiler from 1970).
The covered terrace is accessed via an external stone staircase leading to the living area, which comprises a 20 m² living room with an open-plan kitchen and a fireplace with an insert (a traditional cantou), two 10 m² bedrooms, and an 8.23 m² shower room accessed via a hallway. There is also a second 13 m² living room or bedroom, and a 7 m² bathroom.



The entire attic space is convertible, offering 70 m² of floor space with a good ceiling height (between 2.80 and 3.10 m). It is partially insulated and features beautiful exposed beams and a dovecote, with the potential to create three bedrooms. Septic tank
PVC double glazing
Interior design proposal shown in the last photos



Located near an equine veterinary clinic, these stables are practical thanks to the different sized stalls, allowing for easy separation of horses as desired: stalls for ponies, horses, mares with foals, or foaling stalls…
The outbuildings, which also serve as stables, are located opposite the house and are close to a charming courtyard.



The surroundings are wooded and peaceful.

Paddocks have been created and are enclosed with wooden rails.

The stone outbuildings are arranged as stables and are composed as follows:



- Two indoor stalls measuring 3x7m
- Three indoor stalls measuring 3.5x3m
- Two outdoor stalls measuring 3x7m
- One outdoor stall measuring 3x4m
- Three outdoor stalls measuring 4x4m
- Two indoor stalls measuring 3.5x3m
- Three indoor stalls measuring 4x3m
- A tack room
- A feed room in the form of a lean-to
- A workshop
- A separate office with double glazing and electric heating for receiving clients