



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8792

• House - Villefranche-du-Périgord •



## DETAILS

**Land surface:** 1200 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 1

**Type of heating:** Wood + Electric

**Drainage/sewage:** Septic tank

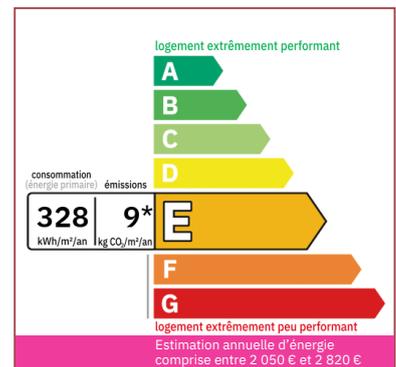
**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** Yes closed hearth

**Built:** 1300



In the Villefranche-du-Périgord area, at the end of a long private drive in the heart of the countryside, an authentic stone house of approximately 100 sq m with 3 bedrooms and a swimming pool on a plot of approximately 1200 sq m.

100 m<sup>2</sup> living

1 200 m<sup>2</sup>

Pricaz Thibaut  
Agent commercial

Tel : 06 15 61 55 37

<https://valadie-immobilier.com>  
thibaut@valadie-immobilier.com

Price fees included

231 000 €

Agency fees: 6 % VAT included\*  
Price without fees: 218 000 €

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



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

## • Description ref n°8792 •

Stone house with swimming pool on a plot of approximately 1200 m<sup>2</sup>.

The house, approximately 100 m<sup>2</sup>, comprises:

On the ground floor, an open-plan living/dining room with a kitchen and fireplace.

On the first floor, two attic bedrooms, a shower room, and a separate toilet.

On the lower ground floor, overlooking the garden, a bedroom, a shower room, a separate toilet, and a laundry room.

The windows are single-glazed.

Electric heating.

Outside, a covered terrace and a courtyard lead to a landscaped garden with a 10m x 5m swimming pool and its paved surrounding area.

