



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8867

• House - Villefranche-du-Périgord •



## DETAILS

**Land surface:** 100 m<sup>2</sup>

**Number of bedrooms:** 6

**Number of levels:** 2

**Type of heating:** Wood

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

**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** Yes closed hearth

**Built:** 1800

Logement économe

≤ 50 A

51 à 90 B

91 à 150 C

151 à 230 D

231 à 330 E

331 à 450 F

> 450 G

Logement énergivore

DPE en cours

South Dordogne, in Villefranche du Perigord, stone village house of approximately 200 M2 with 6 bedrooms and 3 bathrooms, former pigsties and barn (two levels) on a plot of almost 300 M2.

200 m<sup>2</sup> living

100 m<sup>2</sup>

Pricaz Thibaut

Agent commercial

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Price fees included

171 200 €

Agency fees: 7 % VAT included\*

Price without fees: 160 000 €

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



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## • Description ref n°8867 •

Stone village house with outbuildings on a 298 sq m plot.

The house, approximately 200 sq m, comprises:

- On the ground floor: an entrance hall with a separate toilet, a semi-open-plan fitted kitchen/dining room with a fireplace, and a living room with a wood-burning stove.

- On the first floor: a landing, three bedrooms, including a master suite with an en-suite shower room and separate toilet, and a bathroom with a toilet.

On the second floor: a landing, three bedrooms, including a master suite with an en-suite shower room and toilet, and a separate toilet with a washbasin.

The windows are single and double-glazed wood.

Outside: a central courtyard with a small garden leading to former pigsties and a two-story barn.

No central or electric heating system.

