Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 9075 • House - Villefranche-du-Périgord •



DETAILS

Land surface: 1242 m²

Number of bedrooms: 6

Number of levels: 1

Type of heating: Electric

Drainage/sewage: Everything in the sewer

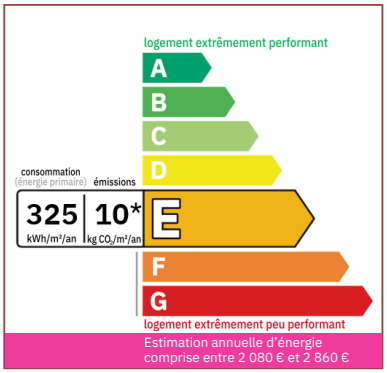
Swimming pool: No

Ground floor living: No

Work needed: Second work

Fireplace: Yes open hearth

Built: Not specified



It is in Périgord that we find this house with a strong character, full of authentic elements. on 1242m² of land.

152 m² living

1 242 m²

Non-binding document

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Price fees included

144 000 €

Agency fees: 6,7 % VAT included*
Price without fees: 135 000 €

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

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A stone staircase leads to a covered terrace providing access to the 6.18m² entrance. To the left is a 12.39m² kitchen, followed by a bright 26.15m² living/dining room with a beautiful ceiling rose in the center and an open fireplace.

To the right, an office could be converted into a 12.50m² bedroom.
Then, a 4.69m² hallway leads to two bedrooms of 10.44m² and 10.78m², as well as a 4.59m² bathroom. This hallway provides access to the upper floor and the basement.

Upstairs, a 16.30m² landing welcomes us and provides access to three bedrooms of 17.29m², 10.61m², and 14.23m², as well as a dressing room. All partitions are walls and can be adjusted.

In the basement, a 9.80m² room opens onto a 14.41m² laundry room with water supply, drain, and sink, then two rooms of 13.79m² and 31.15m², as well as an 18.20m² wine cellar and a 27.66m² garage for one car.

Outside, a veranda accessible from the outside is built over a crawl space and allows you to enjoy the flowered and wooded garden, which includes a tool shed, a barbecue, and a pretty stone borie.

Double-glazed wood windows
Mains drainage
Electric heating
Property tax: €1,218









