Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 9409 • House - Villefranche-du-Périgord •



DETAILS

Land surface: 139 m²

Number of bedrooms: 2

Number of levels: 1

Type of heating: Fuel oil

Drainage/sewage: Everything in the sewer

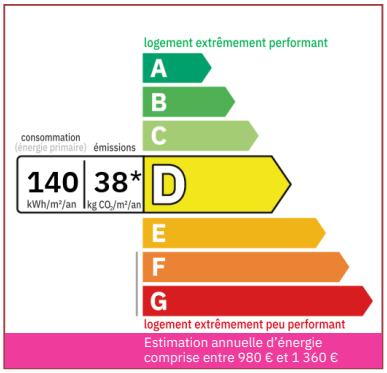
Swimming pool: No

Ground floor living: No

Work needed: Finitions / Décoration

Fireplace: No

Built: Not specified



In the heart of a fortified town in the Dordogne, there is this stone village house close to all shops within walking distance, which could offer rental income.

81 m² living

139 m²

Non-binding document

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Price fees included

99 000 €

Agency fees: 6,5 % VAT included*
Price without fees: 93 000 €

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

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On the ground floor, there is a 70m² garage with a 3.25m ceiling height, large enough to accommodate a camper van, a workshop, and a car.

The living area is accessed separately via a hall containing the boiler, the oil tank, and the staircase leading to the upper floor. From there, a 43m² open-plan living/dining room/kitchen opens onto a balcony with views of the village.

A hallway then leads to two bedrooms of 13m² and 12m² respectively, as well as a 7.80m² bathroom with double vanity, bathtub, and shower.

A storage room offers the possibility of creating a dressing room or a pantry. It has a hatch providing access to the attic, which already has two small windows and could be converted into living space.

Oil-fired heating
Double-glazed wooden windows
Mains drainage
Louvered shutters











