



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7084

• House - Villefranche-du-Périgord •

SOLD



## DETAILS

**Land surface:** 107401 m<sup>2</sup>

**Number of bedrooms:** 4

**Number of levels:** 1

**Type of heating:** Fuel oil

**Drainage/sewage:** Puisard+Fosse

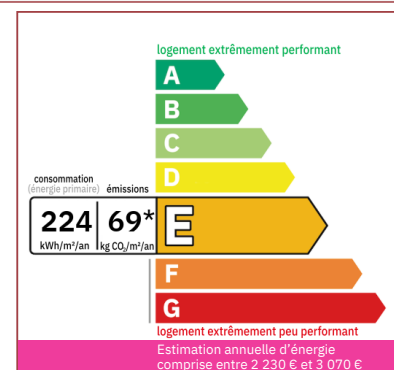
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** Yes open hearth

**Built:** Not specified



It is in the heart of the Dordogne that this stone Périgourdine is located, which can be merged with reference 6935 on our Valadié Immobilier site: "Equestrian Property"

143 m<sup>2</sup> living

107 401 m<sup>2</sup>

Frédérique Bidois

Agent commercial

Tel : 06 74 55 44 56

<https://www.valadie-immobilier.com>

[frederique@valadie-immobilier.com](mailto:frederique@valadie-immobilier.com)

Price fees included

200 000 €

Agency fees: 7 % VAT included\*

Price without fees: 186 916 €

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





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## • Description ref n°7084 •

It is located on the road to various bastides and tourist sites, where tranquility reigns over more than 10 hectares of land.

A pretty interior courtyard bordered by a stone wall invites us to enter and enjoy the house, which has retained a lot of character, with its outbuildings.

You take a staircase to enter via a corridor leading to a living/dining room of 28.35m<sup>2</sup> with a superb open fireplace lined with a stone lintel worthy of a castle, as well as old built-in cupboards, then you will access the kitchen of 16m<sup>2</sup>, with three bedrooms of 12.56m<sup>2</sup>, 16.17m<sup>2</sup>, 12.69m<sup>2</sup> (one with water point: sink) as well as a bathroom of 6.17m<sup>2</sup>. Wooden floors, a stone sink, exposed beams.....are added to the Perigord style of this property.

A staircase will take you to the dovecote where there is a 32.78m<sup>2</sup> bedroom with a view of the surrounding countryside.

The attic will welcome you, currently accessible by a milling ladder, and you can arrange it over 87m<sup>2</sup> where you will benefit from a beautiful exposed framework, with a few windows which will give you light.

Outside, a lean-to allows two vehicles to fit in, and two 20m<sup>2</sup> cellars, one of which serves as a boiler room (Wissmann boiler) with its fuel tank.

A stone barn of 139m<sup>2</sup> with 8 meters of height under roof, and its exposed framework, has water and electricity which are already installed.

Single wooden glazing.

Wooden shutters.

Sanitation: cesspool and pit.

Oil fired boiler.

10 km from amenities.

Linky in the living room.

Interior design proposal in last photo

