



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8256

• House - Villefranche-du-Périgord •



## DETAILS

**Land surface:** 1911 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 1

**Type of heating:** Wood + Electric

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

**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** Yes closed hearth

**Built:** Not specified

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

A pretty village house with a habitable annex to be finished, an adjoining garden of approximately 300 m<sup>2</sup>, a courtyard and opposite a stone house, an old village grocery store to be completely restored as well as a barn opposite in

83 m<sup>2</sup> living

1 911 m<sup>2</sup>

- Villeréal -

17 place de la Halle

47210 Villeréal

Tel : 05 53 36 08 27

villereal@valadie-immobilier.com

Price fees included

202 230 €

Agency fees: 7 % VAT included\*

Price without fees: 189 000 €

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



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## • Description ref n°8256 •

A village house with a surface area of approximately 83 m<sup>2</sup>, accessible via a small tiled courtyard of approximately 24 m<sup>2</sup>, including:

- An entrance to a living/dining room of approximately 30.1 m<sup>2</sup>, tiled floor, a French window opening onto the courtyard, a fireplace equipped with a wood stove.
- A kitchen of approximately 13.4 m<sup>2</sup>, tiled floor, a French window opening onto the courtyard.

Upstairs :

- A bedroom of approximately 29.2 m<sup>2</sup>, carpet on the floor, an old cupboard.
- A bathroom of approximately 10 m<sup>2</sup>, tiled floor, earthenware on the walls, glass tiles. A sink, a bathtub, a towel dryer.

Heating by heat pump supplying 2 air conditioning units.

Single-glazed wooden joinery.

Attic insulation, blown wadding.

Sanitation by sewer.

An outbuilding adjoining the house of approximately 68 m<sup>2</sup>, currently being renovated for a dwelling, including:

- A large room of approximately 39.7 m<sup>2</sup>, cement floor, a French window opening onto the courtyard, a garage door. A kitchen area and a shower area have been created.
- A staircase leading to the upper floor:
- An office of approximately 7.2 m<sup>2</sup>, floor to floor, paneling on the walls.
- A bedroom of approximately 11 m<sup>2</sup>, floor to floor, paneling on the walls.
- A bathroom of approximately 3 m<sup>2</sup> with a walk-in shower, a vanity sink, a wall-hung toilet, a towel dryer, cement floor, vmc.

Wooden joinery with some double glazing.

Sanitation by sewer.

No heating.

Outside :

- A garden of approximately 300 m<sup>2</sup> with two wooden garden sheds. Possibility of purchasing a vegetable garden of approximately 920 m<sup>2</sup>.

Opposite the main property, a stone complex with an old dwelling house on two levels including:

- A living room of approximately 27 m<sup>2</sup>, concrete floor,

