

Sublime house offering guest bedrooms, , lovely garden, sw pool, near a dynamic village in the Périgord Noir.



## INFORMATION

Town:	Villefranche-du-Périgord
Department:	Dordogne
Bed:	9
Bath:	8
Floor:	330 m2
Plot Size:	3215 m2

## IN BRIEF

This property offers many advantages. Six beautiful guest bedrooms all in suite, Large common areas that can be modulated according to your tastes and desires. A professional kitchen ready to take over a family-oriented activity and human dimension, spacious interior dining rooms to be used in all seasons and a beautiful shaded terrace in summer. But also a private apartment comprising three bedrooms, two bathrooms, fully equipped kitchen, living room and two terraces. Superb garden with swimming pool heated(9x4m) and various storage rooms. Close to a pretty village in the Périgord Noir with all amenities.



## ENERGY - DPE

DPE blank.

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

The house comprises a covered terrace (60m<sup>2</sup>) and an open terrace (35m<sup>2</sup>) allowing 30 persons for meals. A corridor leads to a lovely restaurant room with chimney which can be used also as a library. On this level, a utility room with basins and fridges leads to the kitchen with professional equipment. A nice benefit is the enclosed veranda with view at the garden which is also used as a dining room. An independent hallway leads to the six bedrooms all with shower rooms, WC and basins. they have a surface between 14 and 20 m<sup>2</sup> and have been refurbished recently. On the other side of the garden, there are storage rooms, a technical room for the sw. pool with recent liner, a heat pump for its heating, and two others independent bedrooms with shower rooms and WC. A private area for the owners comprises an apartment with three bedrooms, a shower room, a bathroom, two WC, a laundry room, an office, an open plan kitchen fitted, a living room with a wood burner with pellets as well as a terrace of about 20m<sup>2</sup>. A cellar of about 40m<sup>2</sup> is also available. The sanitation is at mains drainage. The property is at 5 mns from the village of Villefranche du Périgord with all amenities, an hour from Bergerac and 45 mns from Cahors.

## LOCAL TAXES

Taxe habitation:

EUR

## NOTES

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>