

Delightful 3/4 bedroom detached house set in pretty gardens, close to local shops



INFORMATION

Town:	Villefranche-du-Périgord
Department:	Dordogne
Bed:	4
Bath:	1
Floor:	140 m2
Plot Size:	4500 m2

IN BRIEF

A delightful house set in a beautiful and quiet location amongst the rolling wooded hills of the Dordogne.

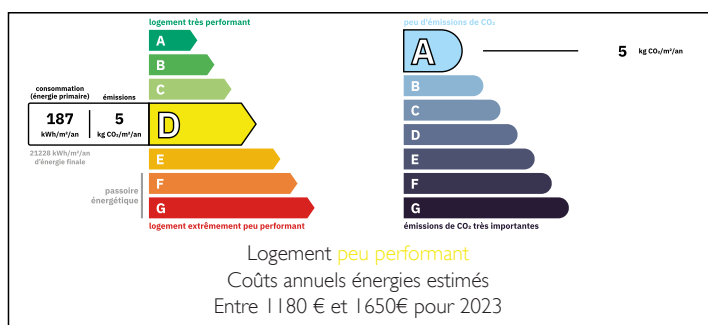
The driveway passes through a mature and well-maintained garden to reach the house set well back from the quiet road. Greeted by a range of landscaped gardens, terraces and a summer kitchen, you will be able to enjoy the outdoor life of southwest France.

Entering through a glazed hallway there is a spacious lounge with pellet burner and wood burning stove and onward access to the rear terrace and summer kitchen. The adjacent kitchen with views over the gardens includes fitted cupboards and appliances.

Beyond there is a light and spacious dining room with office (or bedroom beyond) and an adjacent storage room.



ENERGY - DPE



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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

This charming and well-maintained house comprises:

A light and spacious entrance hall with lounge and dining area overlooking the gardens (8,5m x 2,0m), leading to;

A sitting room (5,5m x 4,3m) with a wood burning stove and a pellet stove. Direct access to the rear terrace and summer kitchen.

The adjacent kitchen (4,3m x 2,2m) includes high quality fitted cupboards and appliances. Views on to the gardens.

A hallway passes by the downstairs WC and adjacent bathroom and leads to a double bedroom (3,3m by 3,0m) and onto;

The dining room (5,5m x 6,6m) with windows onto the gardens and heated by pellet stove. Direct access to an office (3,3m x 3,0m) which could also be a second downstairs bedroom with adjacent storage room (3,3m x 1,5m).

Stairs lead up to a double bedroom (4m x 3m) in the pigeonier.

The courtyard leads to several outbuildings including a large laundry (8,2m x 3,5m) which could become a studio apartment. There is a further double guest bedroom with toilet (3,8m x 3,0m) and hand basin accessed directly off the courtyard. A garage and a workshop with cellar complete the additional buildings

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

LOCAL TAXES

Taxe foncière: 849 EUR

Taxe habitation: EUR

NOTES