

A rare opportunity to own a charming town house in the beautiful village of Villefranche-du-Périgord



## INFORMATION

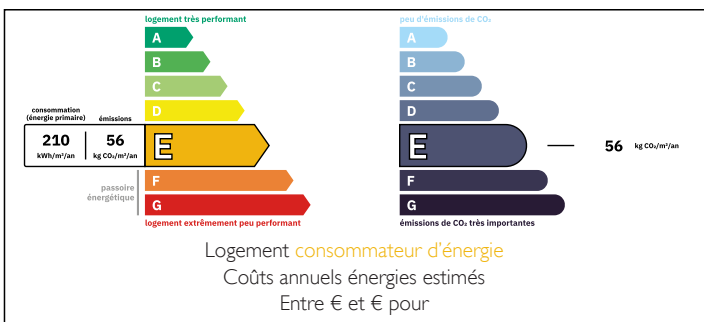
Town:	Villefranche-du-Périgord
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	160 m <sup>2</sup>
Plot Size:	15 m <sup>2</sup>



## IN BRIEF

In the gently car-limited main street of the lively bastide of Villefranche-du-Périgord, right on the border of the Dordogne and the Lot, this delightful townhouse offers the true French village lifestyle — everything within walking distance, from bakeries and cafés to restaurants, pharmacy, cinema, doctors and even the train station. A place where daily life unfolds at an easy, convivial pace.

## ENERGY - DPE



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.



## LOCAL TAXES

**Taxe foncière:** 199 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

Charming Townhouse in the Heart of Villefranche-du-Périgord – Dordogne meets Lot

Behind its charming façade lies a warm and welcoming home, largely move-in ready, requiring only a few light cosmetic updates to make it entirely your own.

On the ground floor, a cosy living room with an open fireplace (31m<sup>2</sup>) invites long evenings by the fire. It flows naturally into an intimate dining area (18m<sup>2</sup>) and a friendly kitchen space (4,5m<sup>2</sup>). From here, doors open onto a pleasant sunny terrace and private courtyard (15,5m<sup>2</sup>) — a peaceful retreat right in the centre of town.

Upstairs, you'll find two comfortable bedrooms (12m<sup>2</sup> + 15m<sup>2</sup>) and a bright master bedroom with an open dressing area (19m<sup>2</sup>). A shower room (3,5m<sup>2</sup>) completes this floor.

The top floor (approx. 40 m<sup>2</sup>) is a wonderful bonus space: a fourth bedroom, studio, office, games room or relaxation area — the choice is yours.

And then comes the real surprise...

At the rear of the property stands a second house (with about 46m<sup>2</sup>, spread over 2 floors), stretching all the way through to the street behind, with its own independent entrance. This unique feature opens the door to countless possibilities: additional living space, a guest house, rental income, hospitality project or even a private care annex. A garage at garden level and a beautiful wine cellar complete the ensemble.

A rare opportunity combining charm, location and potential — an ideal townhouse with exciting prospects in one of the most attractive villages at the crossroads of Dordogne and...