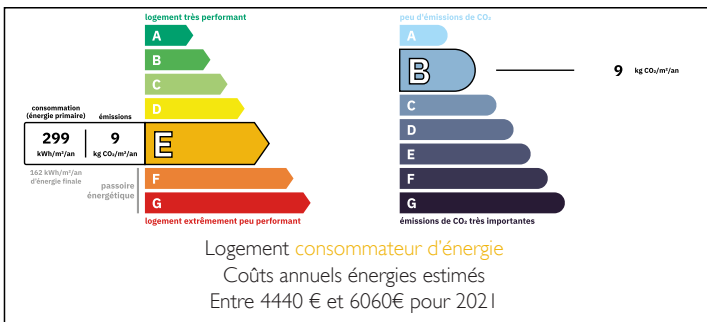


Beautiful 4 bed town house with pool and garage

EXCLUSIVE



## ENERGY - DPE



## INFORMATION

Town:	Villefranche-du-Périgord
Department:	Dordogne
Bed:	4
Bath:	3
Floor:	220 m2
Plot Size:	150 m2

## IN BRIEF

This delightfully restored character town house is located in a thriving ancient bastide with local shops, restaurants and services.

Benefiting from an outdoor terrace with an in-ground pool heated by heat pump and a double garage, this is a rare chance to buy a house in this town with these features.

This comfortable family home has an excellent flow of rooms on the ground floor with a dining entrance hall leading on to the spacious, light and airy kitchen with contemporary fitted units and a utility room adjacent. The large sitting room has two principle zones separated by an imposing feature staircase. A snug area has a wood burning stove and seating area looking on to the pool deck.

On the first floor, there are four double bedrooms, two en-suite and a further family bathroom.

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 front door enters into a large entrance dining room (30sqm) with access to the fitted kitchen (28sqm)/utility room (8sqm) beyond and the sitting room and snug (45sqm).

The kitchen door leads on to a paved south-facing terrace with outdoor dining space and flowerbeds. The in-ground heated swimming pool is a rare find for a townhouse of this kind. Steps lead down to a pedestrian entrance to the road at the back of the house and a double garage with electrically operated door.

From the sitting room, the feature wooden staircase leads up to the first floor with a double bedroom (20sqm and 15sqm) to each side of the landing (6sqm).

A family bathroom (6sqm) has been tastefully restored with a bath, sink, toilet and shower in a classic style.

A short flight of steps leads up to two further double bedrooms (30sqm and 16sqm) both of which benefit from en-suite bathrooms (7.5sqm and 7.5sqm) each with bath, toilet and sink and one of which also has a shower.

The feature stairs continue up to a boarded attic space with Velux window (50sqm). This could easily be transformed into additional bedrooms or hobby space/workshop/studio. A further unboarded attic is accessed through a door.

This house is located in a popular medieval bastide with all the local amenities on the doorstep. A wide range of shops, bars and restaurants make this a popular tourist town with easy access to both the Dordogne and Lot valleys.

Early viewing recommended for a...

## LOCAL TAXES

Taxe foncière: 1070 EUR

Taxe habitation: EUR

## NOTES