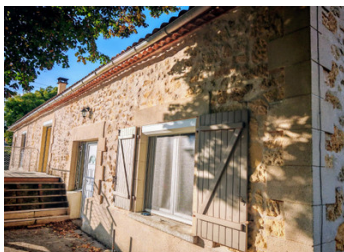


Renovated character home with stone outbuilding



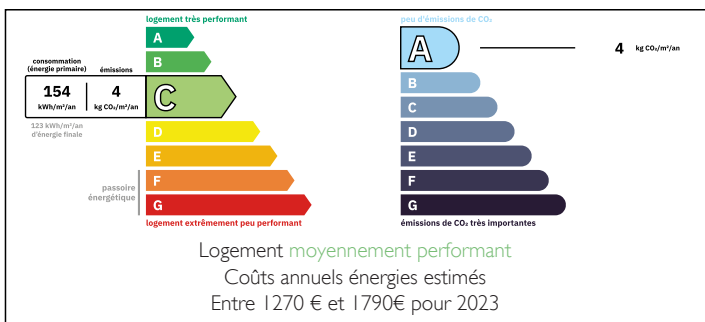
INFORMATION

Town:	Villefranche-de-Lonchat
Department:	Dordogne
Bed:	4
Bath:	3
Floor:	168 m2
Plot Size:	9662 m2

IN BRIEF

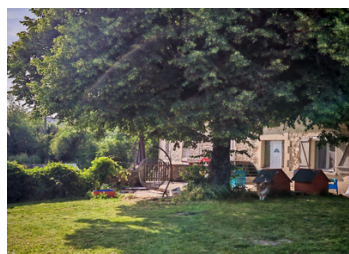
Spacious 168 m² home combining charm and modern comfort, featuring 4 air-conditioned bedrooms (3 with en-suites), enclosed garden with safe pond, and a 150 m² stone barn with excellent rental or professional potential.

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: 1293 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

This beautifully refurbished 168 m² property offers the perfect blend of tradition and modern convenience. Inside, you'll find 4 air-conditioned bedrooms, including 3 master suites with private shower rooms and toilets. A bright 41 m² living room with pellet stove leads into a large 32 m² kitchen with wood burner, creating a welcoming space for family life. Comfort is further enhanced with double glazing, roller shutters, insect screens, upgraded insulation, and a thermodynamic water heater. A washing machine powered by solar panels adds an eco-friendly touch.

Water is supplied by a private well, while the septic tank requires updating to current standards. Outdoors, the fully enclosed garden features a secured pond with a children's beach area, as well as a large parking area for several vehicles. The property enjoys total privacy, surrounded by greenery and open countryside.

A 150 m² stone barn (100 m² enclosed + 50 m² covered lean-to) is already fitted with three-phase and single-phase electricity, offering huge potential for rental income, craft activity, storage, or a professional project.

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