

## Charming Girondine Character Property



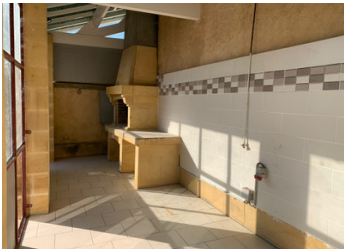
## INFORMATION

Town:	Villefranche-de-Lonchat
Department:	Dordogne
Bed:	5
Bath:	3
Floor:	330 m2
Plot Size:	843 m2

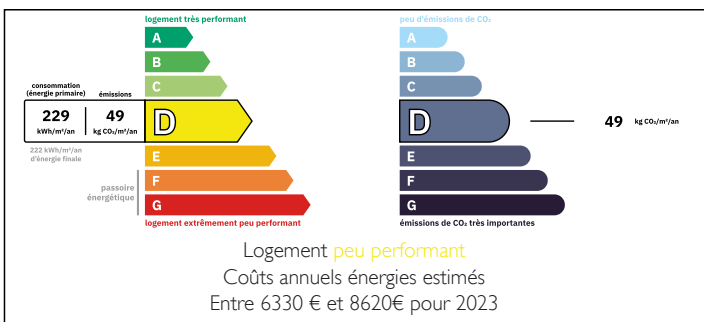


## IN BRIEF

In the heart of Villefranche-de-Lonchat, this rare 330 m<sup>2</sup> property impresses with its timeless elegance and versatility. Offering two independent dwellings, a landscaped garden, and a spacious garage, it perfectly combines period charm, modern comfort, and exceptional family or rental 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.



## DESCRIPTION

Ideally located in the village centre, just steps from shops and services, this distinguished residence offers generous proportions and a warm, authentic atmosphere.

The main house (245 m<sup>2</sup>): A welcoming entrance hall leads to light-filled reception rooms including an elegant living room, a convivial dining room, and a separate kitchen. The ground floor also offers a bedroom with dressing, shower room, utility room, summer kitchen, intimate patio, and a bright veranda. Upstairs, a spacious landing gives access to four bedrooms, a shower room with separate WC, and additional storage.

The secondary dwelling (88 m<sup>2</sup>), with private garage access, is a true asset. Currently rented, it features a living room, kitchen, two bedrooms, two bathrooms with WC, and a storage room — ideal as an immediate rental income or refined guest accommodation.

Highlights: Walled and landscaped garden, large garage, two independent living spaces, prime location in the heart of the village.

Heating : Town Gas and sewage : mains drains.

A residence of distinction, offering authenticity, comfort, and strong potential — the perfect choice for an elegant family home or a prestige investment opportunity.

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

## LOCAL TAXES

**Taxe foncière: 1892 EUR**

## NOTES