

Characterful village house with 212 m of living space, independent studio and exceptional potential



## INFORMATION

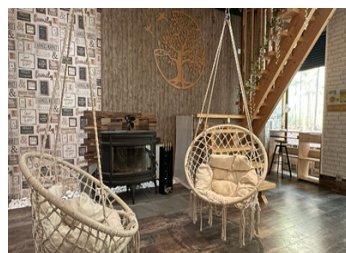
|             |                          |
|-------------|--------------------------|
| Town:       | Villefranche-du-Périgord |
| Department: | Dordogne                 |
| Bed:        | 3                        |
| Bath:       | 2                        |
| Floor:      | 212 m2                   |
| Plot Size:  | 0 m2                     |

## IN BRIEF

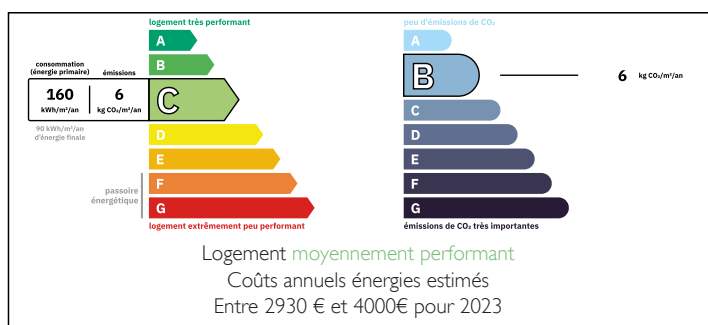
A wonderfully spacious and characterful home in the heart of the charming bastide village of Villefranche-du-Périgord.

Offering approximately 212 m<sup>2</sup> of living space over three floors,, including a small independent studio/work space plus an attic with further potential, this is a home full of possibilities.

All the pleasures of village life — shops, cafés, restaurants, the market and local amenities — are right on the doorstep.

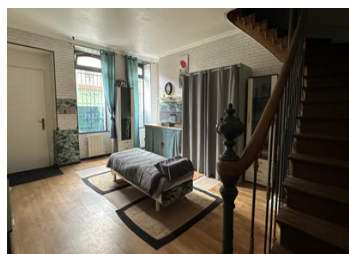


## ENERGY - DPE



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

This wonderfully spacious and characterful property is situated in the heart of the charming bastide village of Villefranche-du-Périgord, with shops, restaurants, cafés, the weekly market and all everyday amenities within easy walking distance.

Originally a historic village shop, the property has retained plenty of character while now offering approximately 212 m<sup>2</sup> of living space over three floors, together with an attic which offers further potential for additional living accommodation.

The main entrance opens into the generous living area, where there is plenty of space for a comfortable sitting room and dining area. The open-plan kitchen creates a sociable heart to the home, while numerous built-in cupboards provide useful storage.

On this level there are currently two bedrooms, with the possibility of creating a third bedroom, as well as additional rooms that could be used as offices, hobby rooms or other flexible living spaces. A spacious bathroom is also located on this floor.

Stairs lead down to the lower level and the property's particularly attractive restored stone cellar/cave. Full of character, this generous space could be used in many different ways — as a wine cellar, workshop, studio, entertaining space or simply as additional storage.

Also on this level is a separate space currently used as a treatment room, with its own independent access from the street at the rear of the property. Water and electricity are already connected, and with the addition of a bathroom/WC, this space could potentially be transformed into a self-contained studio or guest accommodation. It...

## LOCAL TAXES

Taxe habitation: 1346 EUR

## NOTES