

Spacious character house with large garden and 2 barns in the centre of a lively village with shops and restaurants - 10km to Montpon Ménéstérol, 35km...



INFORMATION

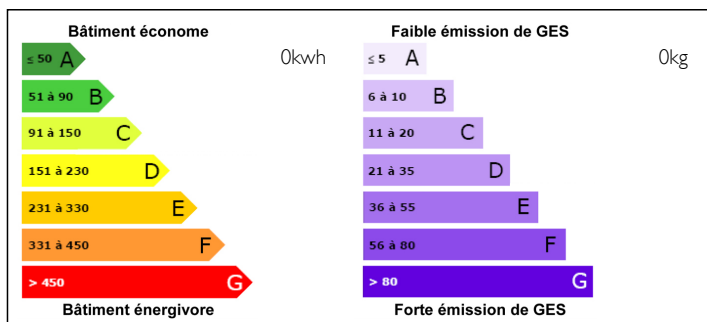
Town:	VILLEFRANCHE DE LONCHAT
Department:	Dordogne
Bed:	5
Bath:	3
Floor:	260 m2
Plot Size:	4794 m2



IN BRIEF

This spacious character house, attached to another house to the rear, is still very private, though it's set in the middle of a very popular village with shops and restaurants. It's accessed via a courtyard and comprises of a sitting room, a dining room, a kitchen, 5 bedrooms, 1 bathroom and a shower room. With a lot of TLC, it can either become a superb family home or a refined guest house, with scope for expansion in the barn overlooking the beautiful mature garden, which is partly constructible. A stone's throw from the shops and restaurants, 5mns drive from the leisure lake "Lac de Gurson", 10km from Montpon Ménéstérol and all amenities (motorway, railway, supermarkets), 22km to Ste Foy la Grande, 35km to Bergerac

ENERGY - DPE



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DESCRIPTION

This house in the centre of the village is accessed via a gravelled driveway. It has a large central courtyard with separate barn on the right. There's another barn on the other side of the street.

GROUND FLOOR

Entrance via sitting room: 30m² packed with antiques.

Toilet with handwash basin: 2,50m²

Off the sitting room on the right:

Study: 6m²

Shower room: 3,65m²

Bedroom 1: 20m² with carpeting and french doors leading to the courtyard

Off the sitting room on the left:

-Dining room with wooden table, 2 large cabinets and a chest of drawers: 30m². Fireplace in use.

-Kitchen 21m²

-Bathroom: 11,30m²

Cellar/heating room: 32m² (with Wiessmann oil boiler)

1st floor

Landing: 7m²

Study 11m² leading to Bedroom 2: 21m²

Bedroom 3: 12m²

Bedroom 4: 25m²

Bedroom 5: 24m² with toilet: 3,65m²

OUTBUILDINGS

Detached barn consisting of a garage 21m² and a storage space: 64m²

Barn across the street: around 20m² footprint
Well

-Oil Central heating

-Mains drainage

-Single-glazed, not insulated

NOTES