

Nice property comprising 9 beds, a restaurant, nestled in a peaceful area, sw.pool, close to a lovely bastide.



## INFORMATION

<b>Town:</b>	<b>Villefranche-du-Périgord</b>
<b>Department:</b>	<b>Dordogne</b>
<b>Bed:</b>	<b>9</b>
<b>Bath:</b>	<b>8</b>
<b>Floor:</b>	<b>330 m2</b>
<b>Plot Size:</b>	<b>3215 m2</b>



## IN BRIEF

This property offers many benefits. Six beautiful guest bedrooms with bathroom, Large areas that can be laid out according to your tastes and desires. A professional kitchen ready to take over a family activity, spacious interior with dining rooms to be used in all seasons and a beautiful shaded terrace in summer. But also a private apartment comprising three bedrooms, two bathrooms, fully equipped kitchen, living room and two terraces. Lovely garden with swimming pool heated and several storage rooms. Close to a pretty village in the Périgord Noir with all amenities.

## ENERGY - DPE

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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 house comprises a covered terrace (60m<sup>2</sup>) and an open terrace (35m<sup>2</sup>) allowing 30 persons for lunch or diner. A corridor leads to a lovely dining room, with a stone built chimney, which can be used also as a library. On this level, a utility room with basins and fridges leads to the kitchen with professional equipment. A nice benefit is the enclosed veranda with view at the garden which is also used as a dining room. An independent hallway leads to the six bedrooms all with shower rooms, WC and basins with a surface between 14 and 20 m<sup>2</sup> and have been refurbished recently with air conditioned for most of them. On the other side of the garden, two storage rooms, a technical room for the sw. pool with recent liner, a heat pump, as well as two others independent bedrooms with shower rooms and WC. A private apartment for the owners comprises an apartment with three bedrooms, a shower room, a bathroom, two WC, a laundry room, an office, an open plan kitchen fitted, a living room with a wood burner with pellets as well as a terrace of about 20m<sup>2</sup>. A cellar of about 40m<sup>2</sup> is also available. Sanitation is at mains. The property is at 5 mns from the village of Villefranche du Périgord with all amenities, an hour from Bergerac and 45 mns from Cahors.

## NOTES

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Information about risks to which this property is exposed is available on the Géorisques...