

Pretty three-bed cottage with stunning views in a sought-after town

EXCLUSIVE



## INFORMATION

|             |                          |
|-------------|--------------------------|
| Town:       | Villefranche-du-Périgord |
| Department: | Dordogne                 |
| Bed:        | 3                        |
| Bath:       | 2                        |
| Floor:      | 125 m2                   |
| Plot Size:  | 288 m2                   |

## IN BRIEF

This beautifully restored and presented town house benefits from proximity to all local services whilst enjoying outstanding country views.

Restored with sensitivity and great taste, this house is full of charm with original stone features and antique wooden floors. This has been achieved with newly installed double glazing to make the house a comfortable and efficient to run.

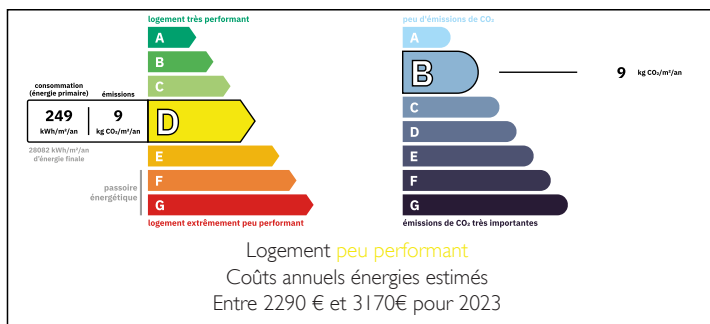
The ground floor includes a kitchen and dining room, both with direct access to south facing terraces, sitting room and a large bedroom suite with its own covered terrace and an adjacent shower room and toilet.

Upstairs there are two further double bedrooms and a bathroom with shower, sink and toilet.

Outside there is a large south-facing terrace with a



## ENERGY - DPE



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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.



## NOTES

## DESCRIPTION

Entering through the main door, there is a welcoming hallway (9sqm) including large storage cupboard/laundry (2sqm) and access to a shower room (3sqm) and separate toilet (1.5sqm)

A large bedroom suite (24.6sqm) includes a double bed space and a sitting room with access to a private covered terrace.

The hallway leads to a fitted kitchen (15.6sqm) that is efficiently designed with high quality fixtures and fittings and direct access to the terrace (36sqm).

Beyond there is a dining room (12.7sqm) which opens on to a sitting room (19.6sqm) with wood burning stove.

Upstairs there is a double bedroom (10sqm) to the front of the house and an adjacent shower room with sink and toilet (4sqm). To the rear there is double bedroom (12.5sqm) with views over the valley beyond.

Outside there are wonderful views from the south-facing terrace with cellars under (24sqm) and lawned gardens. There is a utility room cellar (11.5sqm) accessed from the side of the house.

Double glazing throughout, mains drainage, wood-burning stove, electric radiators and air conditioning unit.

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