

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

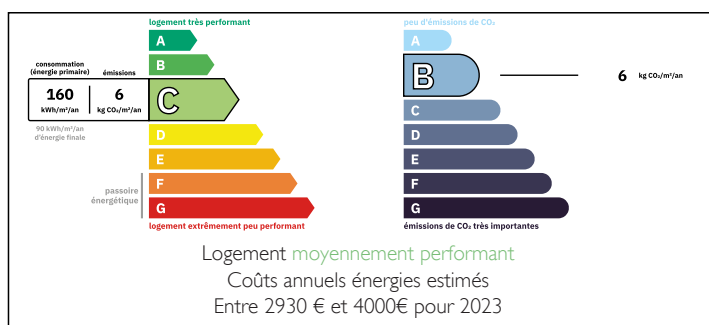
A wonderfully spacious and characterful home in the heart of the charming bastide village of Villefranche-du-Périgord.

Offering approximately 212 m² 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.

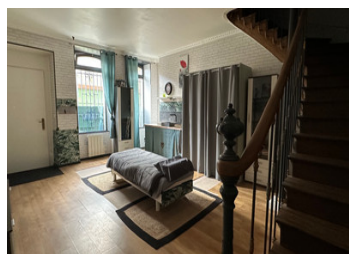


ENERGY - DPE



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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.



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 m² 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