

Stunning stone house with pool, outbuildings and exceptional view in village with all commodities



INFORMATION

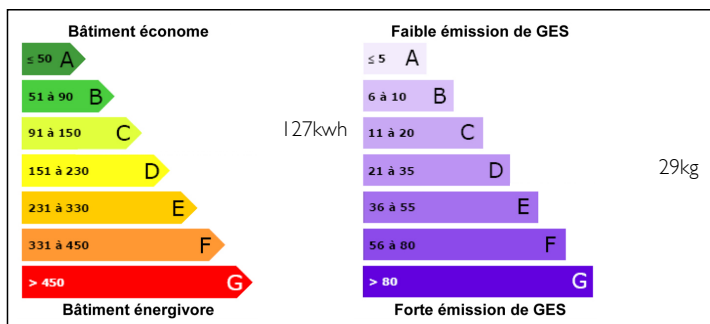
Town:	Villefranche-de-Lonchat
Department:	Dordogne
Bed:	6
Bath:	4
Floor:	265 m2
Plot Size:	1498 m2

IN BRIEF

This is your chance to snatch a wonderful property set in a very thought after hill-top village with local shops and restaurants. The house offers incredible views over the valley and a comfortable living space packed with authentic features: An tiled entrance with stone stairs, spacious kitchen, dining room and living room and on the first floor, 5 bedrooms with 3 bathrooms. It also boasts a massive barn, ideal for entertainment, and a pool house turned into a 1-bed gite.

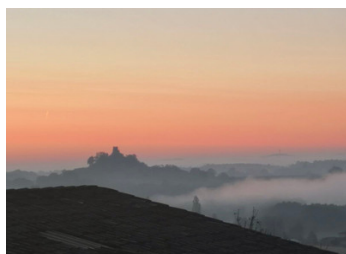


ENERGY - DPE



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

HOUSE

Ground floor

Entrance hall with cement tiles

Dining room with stone fireplace : 35 m2

Sitting room with marble fireplace : 35m2

Fully equipped kitchen: 25m2

Office space

WC

1st floor - accessed via a beautiful stone staircase

Ensuite 1 : 35m2

Ensuite 2 : 21m2

Bedroom 3: 12m2

Bedroom 4: 16m2

Bedroom 5: 20m2

Bathroom

WC

Pool house

Living room with kitchen

Shower room and WC

Bedroom on mezzanine

Detached barn: 90m2

Attached barn (accessed via the sitting room): 70m2

New pool 8x4m (chlorine)

LOCAL TAXES

Taxe foncière: 2168 EUR

NOTES

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