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## 3 bedroom House for sale in Villefranche du Périgord

Villefranche du Périgord , Dordogne , Nouvelle Aquitaine



# €381,600

inc. of agency fees

3 Beds 1 Baths 117 sqm 0.45 ha

Unique architect-designed house in the heart of the countryside, offering a peaceful and enchanting setting. Ideally...

### At a Glance

**Reference** MFH-GLFAP2735

**Bed** 3

**Land** 0.45 ha

**Near to** Villefranche du Périgord

**Bath** 1

**Pool** No

**Price** €381,600

**Hab.Space** 117 sqm

**Land Tax** N/A

### Property Description

Unique architect-designed house in the heart of the countryside, offering a peaceful and enchanting setting.

Ideally designed to combine comfort and modernity, it boasts superb unobstructed views of the surrounding countryside.

The spaces and the outward-looking living blend perfectly.

3 bedrooms, one of which is a master suite.

Large living room of 60 m<sup>2</sup>, including kitchen fitted with quality equipment (boiling water tap, steam oven, etc.).

Basement with large garage (good height) and cellar. Wooden walkway around the house offering direct access to the outside and the view.

Fine features include Brazilian schist tiling, chestnut window frames, burglar-proof double-glazing, 13,000-liter water tank, thermo-dynamic water heater, double-flow CMV, communal spring...

An exceptional property

### Summary

Property type:	House
Bedrooms:	3
Bathrooms	1
Price	€381,600

### Key Information

Year Built:	2020
Internal Area:	117 sqm
Land Area:	0.45 ha

### Location: Nouvelle Aquitaine



## Gallery







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We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

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## Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty).

The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days cooling off period has expired. It takes an average of three months to buy a property in France.

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## Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

**S. and L. BROWN**



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