

## Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref: 6846

• House - Monbazillac •



#### **DETAILS**

Land surface: 1500 m<sup>2</sup>

Number of bedrooms: 5

Number of levels: 1

Type of heating: Fuel oil

**Drainage/sewage:** Everything in the sewer

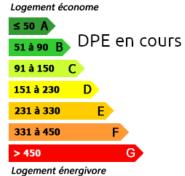
Swimming pool: Yes

Ground floor living: No

Work needed: Finitions / Décoration

Fireplace: Yes closed hearth

**Built:** Not specified



15km from Bergerac and its airport, in Pomport, beautiful family house of around 200m2 of living space, 5 bedrooms, rear garden, outbuilding used as a workshop, garage and stone part to renovate.

200 m<sup>2</sup> living

1 500 m<sup>2</sup>

- Castillonnès -12 Place Jasmin 47330 Castillonnès

Tel: 05 53 40 22 69 castillonnes@valadie-immobilier.com

Price fees included

316 940 €

Agency fees: 6 % VAT included\* Price without fees: 299 000 €

\*The agency fees are entirely at the cost of the purchaser

Non-binding document



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## • Description ref n°6846 •

A residential house in the village including:

### On the ground floor:

- entrance hall,
- kitchen (22.7m2),
- dining room,
- living room with insert fireplace,
- bedroom (with water point),
- independent toilets.

### Upstairs:

- compensate with cupboards,
- 4 bedrooms,
- corridor,
- shower room with toilet,
- bathroom (to be renovated),
- door giving access to the convertible attic.

Cellar.

Non-adjoining building (former winery) including: a room used as a laundry room, a garage with fuel tanks, room used for storage, workshop, water reserve. At the rear old stone dwelling house entirely to be restored.

Adjoining unfenced garden. Above ground pool.











