



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 2712

• House - Monpazier •



## DETAILS

**Land surface:** 20251 m<sup>2</sup>

**Number of bedrooms:** 4

**Number of levels:** 1

**Type of heating:** Fuel oil

**Drainage/sewage:** Septic tank

**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** Yes open hearth

**Built:** Not specified

Logement économe

≤ 50 A

51 à 90 B

91 à 150 C

151 à 230 D

231 à 330 E

331 à 450 F

> 450 G

Logement énergivore

DPE en cours

A stone house restored in the year 1985 with a house habitable of 145 m<sup>2</sup> approx, double garage, 2 appendices habitable. A swimming pool 10x5 and garden all around 2 ha approx

145 m<sup>2</sup> living

20 251 m<sup>2</sup>

- Villeréal -

17 place de la Halle

47210 Villeréal

Tel : 05 53 36 08 27

villereal@valadie-immobilier.com

Price fees included

192 600 €

Agency fees: 7 % VAT included\*

Price without fees: 180 000 €

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



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

## • Description ref n°2712 •

An old farmhouse dating from the Nineteenth century comprising :

- A dwelling house with a habitable surface of approximately 145 m<sup>2</sup>, which reads as follows :
- an entrance by a veranda, a living/dining room with a stone fireplace, a fully equipped kitchen with built-in wardrobes top and bottom, and appliances dated.

a staircase from the living room to a floor with u independent wc, two rooms including one with a marble fireplace and with access to the attic.

A bathroom (shower, washbasin, cupboards).

A staircase from the kitchen leads to a section with a more recent (1984 approx)built on ourdis, with a hall of distribution for 2 bedrooms and an independent wc.

Central heating and joinery simple glazing except for two in the living room.

In the part of 1984 to find a boiler room with a boiler Viessman and vessel fuel.

A room of water.

A double attached garage with an attic for storage.

A studio adjoining with a living room, and a mezzanine bedroom, a kitchen area and a bathroom.

A dependence on non-adjacent serving as a studio apartment with one room and a bathroom.

A swimming pool 9mX 4m, chlorine, and local technical.

