



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 4131

• House - Monpazier •

SOLD



## DETAILS

**Land surface:** 2500 m<sup>2</sup>

**Number of bedrooms:** 2

**Number of levels:** 0

**Type of heating:** Gas

**Drainage/sewage:** Septic tank

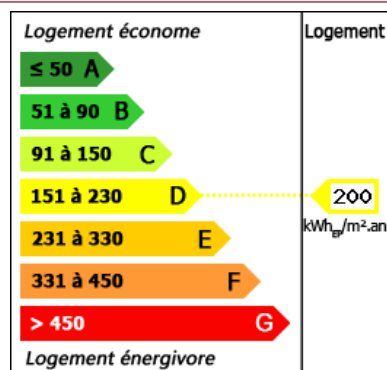
**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** Finitions / Décoration

**Fireplace:** Yes open hearth

**Built:** Not specified



Between Villeréal and Monpazier - 5 minutes to the shops, and near a small village, a comfortable single-storey house, with wooded grounds, workshop and garage.

75 m<sup>2</sup> living

2 500 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

128 400 €

Agency fees: 7 % VAT included\*

Price without fees: 120 000 €

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





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## • Description ref n°4131 •

Single-storey house composed of an entry (4,13 m<sup>2</sup>) - corridor distribution (2,32 m<sup>2</sup>), kitchen (12,16 m<sup>2</sup>), dining room / living room with open fireplace (27,17 m<sup>2</sup>), 2 rooms of 13 and 10 m<sup>2</sup> (one with storage), bathroom of 4.49 m<sup>2</sup> (washbasin and Italian shower), w. c.

Attached Garage (16,9 m<sup>2</sup>). Discount (6,34 m<sup>2</sup>). Workshop of 18m<sup>2</sup> approx. covered Terrace.

Windows double glazing aluminium (recent)

Gas central heating (boiler Viessman and radiators recent)

Electric gate.

Wooded park.

