



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 4203

• House - Montpon-Ménéstérol •



## DETAILS

**Land surface:** 2540 m<sup>2</sup>

**Number of bedrooms:** 2

**Number of levels:** 0

**Type of heating:** fuel . bois

**Drainage/sewage:** Sani-broyeur

**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** Second work

**Fireplace:** Yes closed 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

It is 30 minutes from St Emilion, 40 minutes from the airport of Bergerac, 1 hour from Bordeaux that we find this charming country house to finish to renovate.

80 m<sup>2</sup> living

2 540 m<sup>2</sup>

Christine Martin

Agent commercial

Tel : 06 84 71 45 28

<https://valadie-immobilier.com>

[christine.m@valadie-immobilier.com](mailto:christine.m@valadie-immobilier.com)

Price fees included

71 500 €

Agency fees: 10 % VAT included\*

Price without fees: 65 000 €

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



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## • Description ref n°4203 •

At the heart of a small village of Dordogne, in the countryside, is located this house composed of an entrance on kitchen 15.78m<sup>2</sup>, living room of 28.83m<sup>2</sup> with a fireplace, a hallway with storage cupboards 3.76m<sup>2</sup>, two rooms of 12.34m<sup>2</sup> and 11.84m<sup>2</sup> and a bathroom of 4.76m<sup>2</sup>.

Ideal for a holiday home, it has also a dependence to renovate of 42.09m<sup>2</sup>, with a granary and an orchard on a field 2540m<sup>2</sup>.

Double glazed PVC.

