



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 5147

• House - Monpazier •



## DETAILS

**Land surface:** 3790 m<sup>2</sup>

**Number of bedrooms:** 4

**Number of levels:** 1

**Type of heating:** Electric

**Drainage/sewage:** Septic tank

**Swimming pool:** No

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** No

**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

On the heights of Monpazier. A very beautiful authentic country house, completely tastefully restored, modern, large wooden terrace with magnificent views, 4 bedrooms, land of 3790 m<sup>2</sup>

185 m<sup>2</sup> living

3 790 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

289 000 €

Agency fees: 5,5 % VAT included\*

Price without fees: 274 000 €

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



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## • Description ref n°5147 •

Charming house on the edge of a forest, with a wild environment with a lot of calm and a magnificent view.

The property is located on a dominant rock, the whole was completely renovated in 2014.

At the entrance, living room with exterior view, immediate access to the wooden terrace from the living room, via a picture window. The living room with a dining area opens onto the fitted kitchen.

From the kitchen, a distribution corridor provides access to all the rooms in the house as well as to the staircase:

-On the ground floor:

a large bedroom, a bathroom with sink, a hallway with dressing room, a laundry room.

- Upstairs:

a large bathroom with bath, walk-in shower, sinks, wc.

Three bedrooms including a master bedroom with large dressing room. Laminate floor.

Charming set of exterior and interior exposed stone as well as exposed beams inside the house.

Outside, large terrace with guardrails with a dominant view.

A cellar in the basement. A small ruin to restore.

Wooded land.

