



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 5192

• House - Monpazier •



## DETAILS

**Land surface:** 24495 m<sup>2</sup>

**Number of bedrooms:** 4

**Number of levels:** 2

**Type of heating:** Gaz et Bois

**Drainage/sewage:** Septic tank

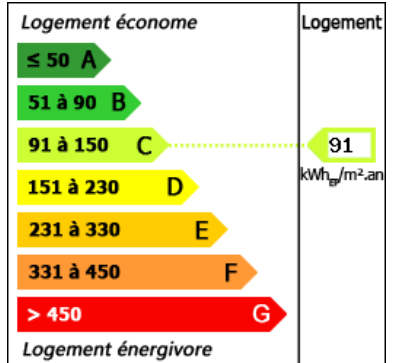
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Second work

**Fireplace:** Yes open hearth

**Built:** Not specified



On the outskirts of a quiet little village, 10 minutes to shops, house périgourdine restored and consists of 2 self-catering units and a field of more than 2.7 ha. Country setting.

190 m<sup>2</sup> living

24 495 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

233 200 €

Agency fees: 6 % VAT included\*

Price without fees: 220 000 €

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



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

## • Description ref n°5192 •

House périgourdine of the XIV / XV th century, renovated in 1998, comprising 2 apartments :

In ground-garden : - Housing N°1 composed of a kitchen ( 23,1 m<sup>2</sup>), living room (23,7 m<sup>2</sup>) with fireplace, hallway (6,6 m<sup>2</sup>), 2 bedrooms (for 12.7 and 17.6 m<sup>2</sup>), room of water of about 6.5 m<sup>2</sup> (shower, sink, w. c)

In ground floor (independent entrance from the rear of the building) :

- Housing N° 2 composed of a kitchen (6,7 m<sup>2</sup>) opening onto living room (37 m<sup>2</sup>) with fireplace, living room, or bedroom (26,7 m<sup>2</sup>), bedroom (23 m<sup>2</sup>) with bathroom of approximately 2.5 m<sup>2</sup> (shower, sink, w. c), bathroom of around 4.4 m<sup>2</sup> (washbasin, bath, w. c).

Upstairs : attic to be built (approximately 42 m<sup>2</sup>)

Gas central heating (buried tank)

