

## Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref: 5560

• House - Monpazier •



## **DETAILS**

Land surface: 33982 m<sup>2</sup>

Number of bedrooms: 4

Number of levels: 1

Type of heating: Wood + Electric

Drainage/sewage: Septic tank

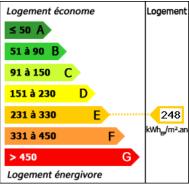
Swimming pool: No

Ground floor living: No

Work needed: Second work

Fireplace: Yes closed hearth

**Built:** Not specified



5 minutes from the shops, beautiful stone complex carefully maintained, consisting of a dwelling house and its outbuildings, with unspoiled natural land.

138 m<sup>2</sup> living

33 982 m<sup>2</sup>

- Villeréal -17 place de la Halle 47210 Villeréal

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Price fees included

286 200 €

Agency fees: 6 % VAT included\*
Price without fees: 270 000 €

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

Non-binding document



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## • Description ref n°5560 •

Beautiful stone set consisting of a house with dovecote, restored in the 90s with quality materials, composed of: On the ground floor: a dining room (25.2 m2) with an exposed stone wall, an old stone sink and a fireplace with wood stove; an equipped kitchen (11.3 m2) with sink, oven, gas hob, built-in dishwasher and refrigerator, extractor hood, high and low cabinets; corridor (6.3 m2) distributing a w.c (1.8 m2), a bathroom (6.75 m2) including a double washbasin and a bathtub; the corridor continues in the dovecote (4.27 m) with cupboard; a bedroom (14 m2) with massive chestnut parquet flooring and cupboard.

Upstairs: hallway (11 m2), bedroom (17 m2), office (8.5 m2), bathroom (4.10 m2), with sink, shower and wc, landing (3.11 m2) and bedroom (13,71 m2)

Staircase leading to the converted attic of the dovecote (11 m2) used as a storage place (but which could be used as a bedroom)

Single glazing. Electric heating + wood stove.

Outbuildings: stone barn (approx. 200 m2); stone building offering a summer kitchen (9.5 m2), a shed (2 m2), a covered terrace, a closed garage (17.5 m2) and a covered parking (approx. 15 m2).

Wooded land with a pond (and pump to water the garden) and an orchard. It is possible to acquire in addition a plot of building land (about 3600 m2)









