



# 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

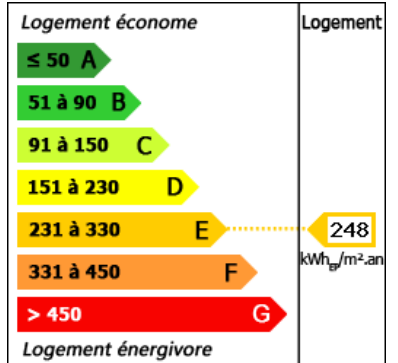
**Swimming pool:** No

**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 -

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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



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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 m<sup>2</sup>) with an exposed stone wall, an old stone sink and a fireplace with wood stove; an equipped kitchen (11.3 m<sup>2</sup>) with sink, oven, gas hob, built-in dishwasher and refrigerator, extractor hood, high and low cabinets; corridor (6.3 m<sup>2</sup>) distributing a w.c (1.8 m<sup>2</sup>), a bathroom (6.75 m<sup>2</sup>) including a double washbasin and a bathtub; the corridor continues in the dovecote (4.27 m<sup>2</sup>) with cupboard; a bedroom (14 m<sup>2</sup>) with massive chestnut parquet flooring and cupboard.

Upstairs: hallway (11 m<sup>2</sup>), bedroom (17 m<sup>2</sup>), office (8.5 m<sup>2</sup>), bathroom (4.10 m<sup>2</sup>), with sink, shower and wc, landing (3.11 m<sup>2</sup>) and bedroom (13, 71 m<sup>2</sup>)

Staircase leading to the converted attic of the dovecote (11 m<sup>2</sup>) used as a storage place (but which could be used as a bedroom)

Single glazing. Electric heating + wood stove.

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

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 m<sup>2</sup>)

