



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6126

• House - Monpazier •



## DETAILS

**Land surface:** 36 m<sup>2</sup>

**Number of bedrooms:** 1

**Number of levels:** 1

**Type of heating:** Electric

**Drainage/sewage:** Everything in the sewer

**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** No

**Built:** 1900

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

A small village house on two levels with a garage, a kitchen, a bedroom, a courtyard and a balcony. Two minutes from the center of the Bastide.

40 m<sup>2</sup> living

36 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

**83 000 €**

Agency fees: 10,7 % VAT included\*

Price without fees: 75 000 €

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



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## • Description ref n°6126 •

A stone house comprising:

- A garage of 8mx4m, cement floor, a door to a courtyard, a sink and laundry room.

A wooden staircase to:

- A kitchen/living room/dining room of approximately 18 m<sup>2</sup>, parquet floor. Fitted kitchen with cupboards, equipped with an oven, hob, extractor hood.

- A bedroom of around 15 m<sup>2</sup> with a shower room (shower, wc and sink), parquet floor.

Electric heating.

Electrical panel redone

Plumbing redone

Wooden joinery with some windows with double glazing and others with single glazing.

Sanitation by mains drainage.

A courtyard of approximately 36 m<sup>2</sup> fully enclosed.

