



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6989

• House - Monpazier •



## DETAILS

**Land surface:** 25842 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 1

**Type of heating:** Radiateurs alimentés par pompes à chaleurs

**Drainage/sewage:** Septic tank

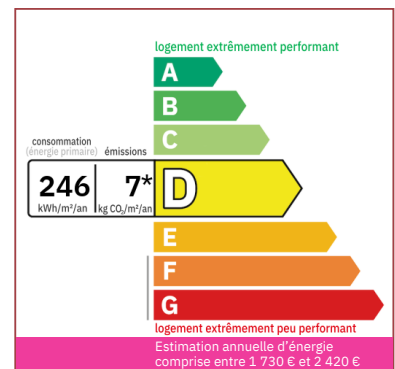
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** Yes open hearth

**Built:** Not specified



5 minutes from shops, in a peaceful and wooded site, old stone mill recently renovated and benefiting from modern comfort. No neighbors or nearby roads. Valadié agency exclusive.

151 m<sup>2</sup> living

25 842 m<sup>2</sup>

- Villeréal -

17 place de la Halle

47210 Villeréal

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Price fees included

302 100 €

Agency fees: 6 % VAT included\*

Price without fees: 285 000 €

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





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## • Description ref n°6989 •

Old mill recently renovated including: - on the ground floor: equipped kitchen open to living room (44.5 m<sup>2</sup>) with monumental stone fireplace (wood stove), living room (45 m<sup>2</sup>) with old stone millstone and access to terrace rear, airlock (1.5 m<sup>2</sup>), bathroom - 6 m<sup>2</sup> - (with sink, bathtub and Italian shower), laundry room (11 m<sup>2</sup>), w.c.

Upstairs: gallery (10 m<sup>2</sup>) distributing 3 bedrooms (12.7; 10.3 and 8.5 m<sup>2</sup>) and toilets (sink, w.c)

Heating by radiators powered by heat pumps. Double-glazed wooden windows. Recent electricity, plumbing, water heater, VMC, insulation and sanitation system.

Garage (54 m<sup>2</sup>) Shelter (24 m<sup>2</sup>)

Land of 2.58 ha bordered by a river (with old reach dried up in summer)

