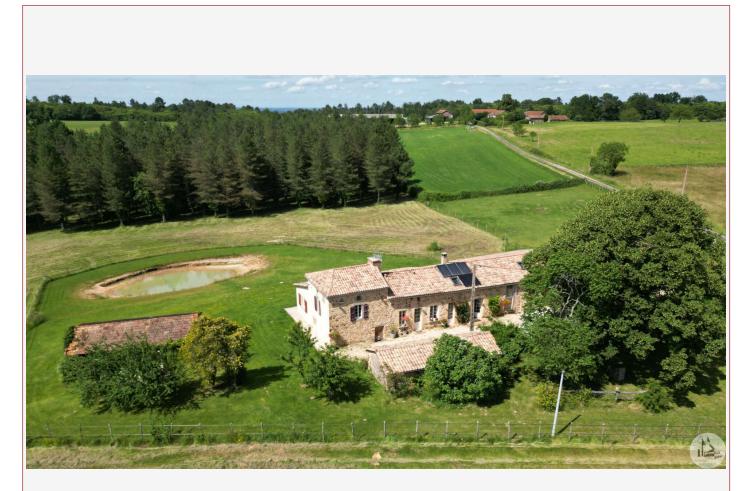


Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

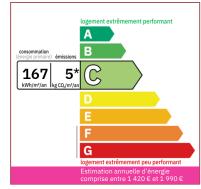
Ref : 7048

House - Monpazier



DETAILS

Land surface: 52103 m² 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: No work Fireplace: Yes closed hearth Built: 1879



Beautiful stone property from 1879, completely restored on its 5 hectares consisting of a house of 212 m2, habitable on one level, completely renovated and its outbuildings. Quiet location, not isolated, 10 minutes from shops.

212 m² living

52 103 m²

Non-binding document

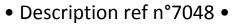
- Villeréal -17 place de la Halle 47210 Villeréal Tel : 05 53 36 08 27 villereal@valadie-immobilier.com Price fees included 499 000 €

Agency fees: 6 % VAT included* Price without fees: 470 755 €

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

Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960



Stone house entirely restored between 2016 and 2024, with a living area of approximately 212 m2 which consists of: two entrances, one to an equipped kitchen (33m2), the other to a living room of 40m2 with a mezzanine 9, 65 m2.

A distribution corridor of 12 m2 which serves a bedroom of 11 m2 with bathroom (sink, toilet), a mezzanine 9.65 m2.

A master suite of 18.50 m2 with bathroom (2 sinks, toilet) and a dressing room of 2 m2.

A cellar (clay floor) of 15 m2 and a laundry room of 5 m2.

Upstairs: a bedroom of 20 m2.

Entrance door opening onto a distribution corridor of 8.49 m2 which serves a bedroom of 26 m2, a laundry room of 6 m2 with a bathroom of 7 m2.

Wood and electric heating. Roof of the house redone in 2022

3 solar panels for domestic hot water.

2 photovoltaic panels which power the boiler pumps.

Adjoining the house: an open terrace of 88 m2 plus a stable of 42 m2.

An old stone garage of 17 m2.

A stone pigsty of 18 m2.

A second pigsty (3 boxes) of 9 m2 each.

A shed for 3 cars of 85m2 adjoining the house.

Pond at the back of the house of 200 m2.

Buried rainwater collector with a capacity of 5000 L.

Land with an area of 52,103 m2 Ideal for horses.









