



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

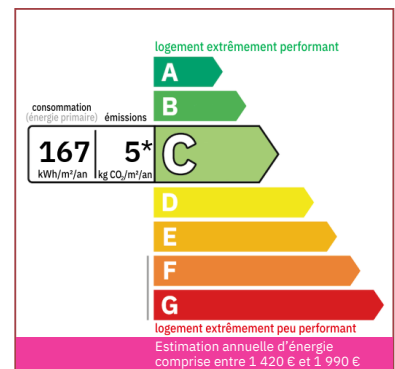
Swimming pool: No

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

- Villeréal -

17 place de la Halle

47210 Villeréal

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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



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• Description ref n°7048 •

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.

