



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7099

• House - Monpazier •



## DETAILS

**Land surface:** 700 m<sup>2</sup>

**Number of bedrooms:** 4

**Number of levels:** 1

**Type of heating:** Electric

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

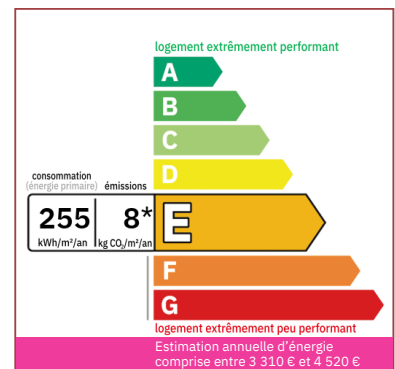
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** Yes open hearth

**Built:** 1850



Monpazier, a beautiful tourist bastide in the south of the Dordogne near the Château de Biron. Charming house of 288 m<sup>2</sup>, facing south, in stone, in the heart of the village with a magnificent garden of 700 m<sup>2</sup> enclosed by walls

280 m<sup>2</sup> living

700 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

434 000 €

Agency fees: 5,9 % VAT included\*

Price without fees: 410 000 €

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



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

## • Description ref n°7099 •

Residential house "Family House" "La Belle Dorlee" in the heart of the village with its walled garden, informal garden of 700 m<sup>2</sup> with large trees;

Living area of the house of 280 M<sup>2</sup> on two levels: Entrance hall on the street of 7.6m<sup>2</sup>, distribution corridor opens a living room of 43m<sup>2</sup> with a built bar and a beautiful wooden staircase, French window onto the garden, a living room of 23 m<sup>2</sup> with fireplace, windows onto the street, a large room of 43 m<sup>2</sup> forming a kitchen dining room, equipped with high and low cupboards, an old wall cupboard, a large fireplace and a built-in bread oven.

Upstairs (floor to ground) distribution hall of 8m<sup>2</sup>, a large bedroom on the street side with two windows, a fireplace and an en-suite bathroom of 7 m<sup>2</sup>. three bedrooms on the garden side, 15.50 m<sup>2</sup>, 16m<sup>2</sup>, 15 .60 m<sup>2</sup>

a distribution hall at the end of which we find a bathroom with a very old bathtub. Convertible attic above, roof redone in 1999 and re-monitored in 2023

An adjoining garage on the street side of 23 m<sup>2</sup>, a laundry room of 9 m<sup>2</sup>, a covered terrace awning of 2 m<sup>2</sup>

