



# 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

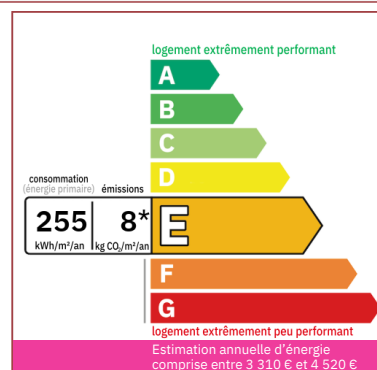
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** Yes open hearth

**Built:** 1850



Monpazier, a beautiful tourist country house in the south of the Dordogne near the Château de Biron. Charming 288 m<sup>2</sup> south-facing stone house in the heart of the village with a magnificent 700 m<sup>2</sup> walled garden. RARE VALUE.

280 m<sup>2</sup> living

700 m<sup>2</sup>

- Villeréal -

17 place de la Halle

47210 Villeréal

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Price fees included

392 000 €

Agency fees: 5,9 % VAT included\*

Price without fees: 370 000 €

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





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## • Description ref n°7099 •

Residential house "Maison de Famille" RARE BUSINESS, in the heart of the bastide with its 700 m<sup>2</sup> walled garden, featuring large trees, and a well;

The 280 m<sup>2</sup> house on two levels: is mainly south-facing 7.6 m<sup>2</sup> entrance hall on the street, distribution corridor opens to a 43 m<sup>2</sup> living room with a built-in bar and a beautiful wooden staircase, French window onto the garden, a 23 m<sup>2</sup> living room with fireplace, windows onto the street, a large 43 m<sup>2</sup> room forming a dining room kitchen, equipped with upper and lower cupboards, an old wall cupboard, a large fireplace and a built-in bread oven. Upstairs (floor level) there is an 8m<sup>2</sup> distribution hall, a large bedroom facing the street with two windows, a fireplace, and a 7m<sup>2</sup> en-suite bathroom. Three bedrooms facing the garden: 15.50m<sup>2</sup>, 16m<sup>2</sup>, 15.60m<sup>2</sup>, and an old bathroom with a bathtub. Convertible attic above, roof redone in 1999 and roofing renewed in 2023. An adjoining 23m<sup>2</sup> street-side garage, a 9m<sup>2</sup> laundry room, and a 2m<sup>2</sup> covered terrace awning.

