



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7126

• House - Monpazier •



## DETAILS

**Land surface:** 419 m<sup>2</sup>

**Number of bedrooms:** 4

**Number of levels:** 1

**Type of heating:** Pompe à chaleur Air/Eau

**Drainage/sewage:** Septic tank

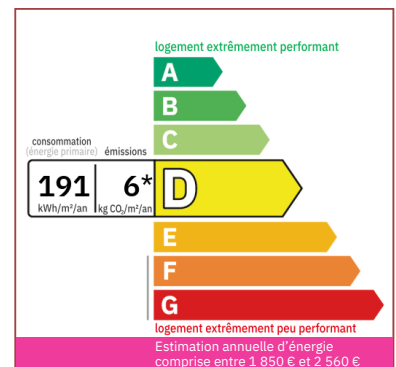
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** Yes closed hearth

**Built:** Not specified



## \*\*Property Description\*\*

Charming stone house of 175 m<sup>2</sup> in a picturesque village, including an entrance

175 m<sup>2</sup> living

419 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

270 000 €

Agency fees: 6 % VAT included\*

Price without fees: 254 717 €

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





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## • Description ref n°7126 •

Discover this charming stone house of 175 m<sup>2</sup> located in a picturesque village. Offering an authentic and warm living environment, this property will seduce you with its many assets.

- **\*\*Living Area\*\***: 175 m<sup>2</sup>
- **\*\*Layout of the Rooms\*\***:
  - Spacious entrance hall
  - Large kitchen open to the living room, ideal for convivial moments
  - 4 bright bedrooms
  - 1 modern bathroom
  - 2 WCs
- **\*\*Comfort and Equipment\*\***:
  - Wood stove for a warm atmosphere
  - Heating by heat pump, ensuring energy efficiency
- **\*\*Exterior\*\***:
  - Plot of 419 m<sup>2</sup>, perfect for enjoying sunny days
  - Converted outbuilding offering additional development possibilities

This stone house, combining old-world charm and modern comfort, is a rare opportunity in an idyllic setting. Don't miss this opportunity to live in a peaceful and authentic environment.

