



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7156

• House - Monpazier •



## DETAILS

**Land surface:** 497 m<sup>2</sup>

**Number of bedrooms:** 2

**Number of levels:** 1

**Type of heating:** Electric

**Drainage/sewage:** Septic tank

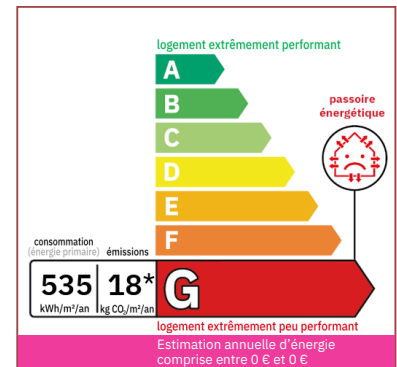
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** No

**Built:** Not specified



Charming stone house of 70 m<sup>2</sup> in the heart of a small village near Monpazier, including an equipped kitchen/living room, two spacious bedrooms and a modern bathroom.

70 m<sup>2</sup> living

497 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

137 000 €

Agency fees: 7 % VAT included\*

Price without fees: 128 000 €

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



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## • Description ref n°7156 •

Discover this charming 70 m<sup>2</sup> stone house, nestled in the heart of a picturesque village near Monpazier. This authentic property offers you a fitted kitchen opening onto a welcoming living room (28.7 m<sup>2</sup>) for your moments of relaxation. The house has two spacious bedrooms of 13.5 and 15 m<sup>2</sup>, (one of which is upstairs) perfect for accommodating your family or guests. Bathroom. A modern and functional bathroom (5.6 m<sup>2</sup>) completes this comfort with a sink, a shower and macerator toilet. Electric heating guarantees gentle and even heat throughout the year. Additional advantage, a rare opportunity: the possibility of acquiring almost adjoining land of 1500m<sup>2</sup>, of which 1046m<sup>2</sup> is buildable. This land offers numerous possibilities for extension or creation of a personalized outdoor space according to your desires. Don't miss this unique opportunity to combine charm, comfort and development potential in a serene and authentic village setting.

