



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7223

• House - Monpazier •



## DETAILS

**Land surface:** 1720 m<sup>2</sup>

**Number of bedrooms:** 1

**Number of levels:** 1

**Type of heating:** Without

**Drainage/sewage:** Without

**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** Big work

**Fireplace:** Yes open hearth

**Built:** Not specified

Logement économe

≤ 50 A

51 à 90 B

91 à 150 C

151 à 230 D

231 à 330 E

331 à 450 F

> 450 G

Logement énergivore

DPE en cours

To renovate: old house of 50 m<sup>2</sup> with 2 rooms and cellar, on 1720 m<sup>2</sup> of land. New roof, functional electricity, water meter installed. 10 minutes from shops, quiet environment with neighborhood and not isolated.

50 m<sup>2</sup> living

1 720 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

35 000 €

Agency fees: 16,7 % VAT included\*

Price without fees: 30 000 €

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





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## • Description ref n°7223 •

Up for grabs, old house to restore of around 50 m<sup>2</sup>, ideal for a renovation project. Made up of 2 rooms with a cellar, this building offers exceptional potential. The roof is new, guaranteeing you a good base for your work. Situated on a spacious plot of 1720 m<sup>2</sup>, this property is perfect for nature lovers and gardening projects. The electricity is already in place and functional, with the water meter already installed at the house.

Note, however, that there is no septic tank, which will need to be taken into account in your renovation plans. A rare opportunity to discover without delay!

