



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7294

• House - Monpazier •



## DETAILS

**Land surface:** 0 m<sup>2</sup>

**Number of bedrooms:** 5

**Number of levels:** 1

**Type of heating:** Fuel oil

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

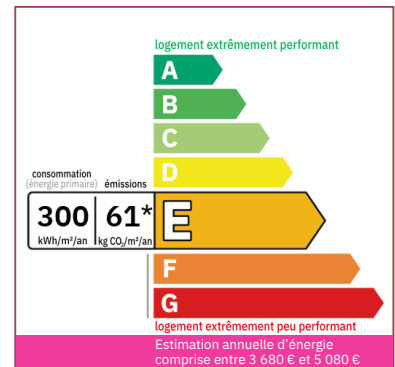
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Second work

**Fireplace:** Yes open hearth

**Built:** Not specified



In the heart of the beautiful bastide town of Monpazier, building offering commercial premises and a large dwelling house.

147 m<sup>2</sup> living

No field

Non-binding document

Pricaz Thibaut  
Agent commercial  
Tel : 06 15 61 55 37

<https://valadie-immobilier.com>  
thibaut@valadie-immobilier.com

Price

192 600 €

The agency fees are entirely at the cost of the seller





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## • Description ref n°7294 •

Building composed of a business and housing.

The commercial space gives on the main street side, with a window of more than 4m<sup>2</sup> and it has a bathroom of approximately 2.7 m<sup>2</sup> (washbasin, shower, toilet) as well as an adjoining storage room of 14 m<sup>2</sup> (with day well and communicating with the house).

The accommodation has independent access from a "carreyrou" and it includes:

- On the ground floor: Entrance/corridor (14.3 m<sup>2</sup>) with cupboards, fitted kitchen (15.4 m<sup>2</sup>), dining room/living room (20.9 m<sup>2</sup>) with wood stove and herringbone parquet flooring on the floor, bathroom of approximately 2.6 m<sup>2</sup> (sink, shower and w.c).

- On the 1st floor: landing/distribution corridor with cupboards (19.4 m<sup>2</sup>), 5 bedrooms (including one with fireplace) of 14.2; 11.3; 11.1; 12.7 and 12.3 m<sup>2</sup>, bathroom of around 5.6 m<sup>2</sup> (sink, bath and bidet), office or dressing room (5.7 m<sup>2</sup>), toilet.

On the 2nd floor: Attic accessible by stairs.

- Cellar under the whole building: Wiessmann oil boiler (no oil tank: to be installed) Water heater and electrical panel.

Partial double glazing. Possibility of installing an elevator (sufficient space along the stairwell to access the floors)  
3 slab floors: one per level.

The shower rooms are newer than the bathroom. With some modernization work (and the change of the windows that remained in single glazing), we would obtain a large, completely comfortable dwelling, accompanied by a well-located business (or rental income)

