



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7314

• House - Monpazier •



## DETAILS

**Land surface:** 467 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 1

**Type of heating:** Fuel oil

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

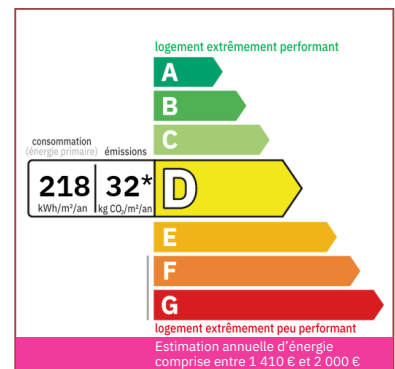
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** Yes closed hearth

**Built:** Not specified



South of the Dordogne, charming family house of 130 m<sup>2</sup> with ornamental garden.

130 m<sup>2</sup> living

467 m<sup>2</sup>

Pricaz Thibaut  
Agent commercial

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Price fees included

171 200 €

Agency fees: 7 % VAT included\*  
Price without fees: 160 000 €

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





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## • Description ref n°7314 •

Semi-detached village house by the garage, built in the 1980s, on the ground floor a kitchen of 18m<sup>2</sup> a living room of 35 m<sup>2</sup> with fireplace Separate toilet, a shower room, semi-buried cellar, a garage of 18 m<sup>2</sup> (currently used by the boiler and fuel tank)

Upstairs: 1 bedroom of 18 m<sup>2</sup> (which can easily be divided into two) a bathroom of 6 m<sup>2</sup> a bedroom of 11m<sup>2</sup>, reversible air conditioning upstairs electric roller shutter on the garden side, a small garden on the other side of the non-adjoining alley

