



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7315

• House - Monpazier •



## DETAILS

**Land surface:** 5990 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 0

**Type of heating:** clim reversible et bois

**Drainage/sewage:** Septic tank

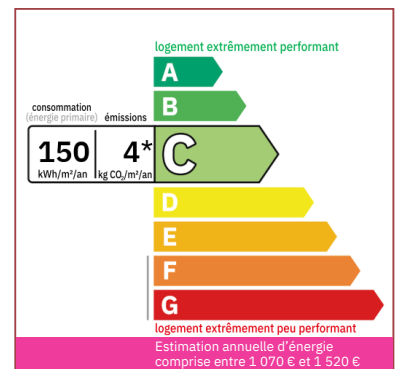
**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** Finitions / Décoration

**Fireplace:** Yes closed hearth

**Built:** 1980



Charming house a stone's throw from a bastide in the south of Dordogne and 30 km from Bergerac, with large grounds and outbuildings

150 m<sup>2</sup> living

5 990 m<sup>2</sup>

Non-binding document

Pricaz Thibaut  
Agent commercial  
Tel : 06 15 61 55 37

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

Price fees included  
**275 600 €**

Agency fees: 6 % VAT included\*  
Price without fees: 260 000 €

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



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## • Description ref n°7315 •

Detached single-storey house from the 1980s of 150 m<sup>2</sup>, with entrance hall which opens onto the living room of 44 m<sup>2</sup> with a fireplace equipped with an insert, a veranda of 14 m<sup>2</sup>, a kitchen of 20m<sup>2</sup> with a bay window equipped with a rolling shutter. A laundry room of 14 m<sup>2</sup>, separate toilets and a bathroom with shower. Three bedrooms of 13m<sup>2</sup>, 14 m<sup>2</sup> and 15 m<sup>2</sup>.

in the basement a cellar of 20 m<sup>2</sup>. Outside a terrace of 20 m<sup>2</sup> with an awning overlooking a garden of 5600 m<sup>2</sup>. The roof is in good condition. On the land a workshop of 350 m<sup>2</sup> with a covered courtyard of 100 m<sup>2</sup> as well as a garage for two vehicles.

