



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7350

• House - Monpazier •



## DETAILS

**Land surface:** 2450 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 0

**Type of heating:** Fuel oil

**Drainage/sewage:** Septic tank

**Swimming pool:** Yes

**Ground floor living:** Yes

**Work needed:** No work

**Fireplace:** Yes closed hearth

**Built:** 1990

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

Rare for sale, this comfortable single-storey house, located between Monpazier and Villéreal, will seduce you with its recent and quality architecture. All of its services and materials as well as its swimming pool and wooded park will not

115 m<sup>2</sup> living

2 450 m<sup>2</sup>

Pricaz Thibaut  
Agent commercial

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Price fees included

320 000 €

Agency fees: 6 % VAT included\*  
Price without fees: 301 887 €

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





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## • Description ref n°7350 •

Residential house of 115 m<sup>2</sup> on a wooded and fenced park of 2465 m<sup>2</sup> in the countryside. An entrance hall opening onto a dining room/living room of 50 m<sup>2</sup> and a separate fully equipped kitchen of 13 m<sup>2</sup>. A corridor serves 3 large bedrooms, a bathroom and a separate toilet. The basement of 115 m<sup>2</sup> is bright with direct access to the garden currently used as a double garage and can easily be converted into a home. A travertine terrace and a large swimming pool with electric cover complete this superb property.

