



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7425

• House - Monpazier •



## DETAILS

**Land surface:** 2500 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 0

**Type of heating:** Fuel oil

**Drainage/sewage:** Septic tank

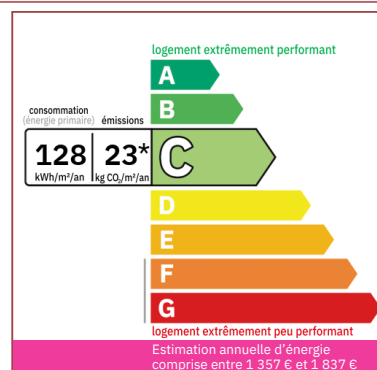
**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** No work

**Fireplace:** Yes closed hearth

**Built:** 1990



South Dordogne 30 km from Bergerac, Charming 165 m<sup>2</sup> house with all mod cons, three bedrooms, veranda and garage on flat, enclosed and wooded land of around 2500 m<sup>2</sup>

165 m<sup>2</sup> living

2 500 m<sup>2</sup>

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Price fees included

254 400 €

Agency fees: 6 % VAT included\*

Price without fees: 240 000 €

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





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## • Description ref n°7425 •

Single storey house of 165 m<sup>2</sup> on flat landscaped land of 2500 m<sup>2</sup> fully fenced.

It consists of a fitted kitchen of 12 m<sup>2</sup>, a living room of 25 m<sup>2</sup> with closed insert, a dining room of 13 m<sup>2</sup> which can be used as a bedroom, two bedrooms of 15 and 23 m<sup>2</sup>, a bathroom and separate toilet.

A large laundry room of 36 m<sup>2</sup> with mezzanine.

A large veranda at the front of the house of 35 m<sup>2</sup>.

A glazed courtyard of 13 m<sup>2</sup>.

Outside a garage of 25 m<sup>2</sup> as well as a courtyard for two vehicles of 24 m<sup>2</sup> (8m \* 3m).

Recent electric gate

Double glazing

