



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7431

• House - Monbazillac •



## DETAILS

**Land surface:** 1000 m<sup>2</sup>

**Number of bedrooms:** 2

**Number of levels:** 1

**Type of heating:** Electric

**Drainage/sewage:** Septic tank

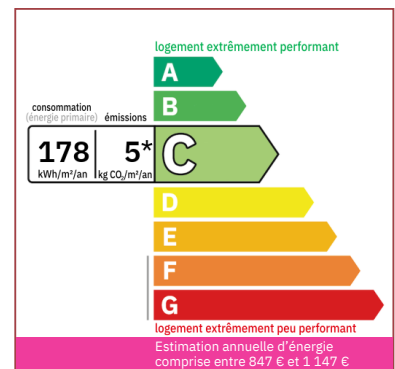
**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** Second work

**Fireplace:** No

**Built:** 1850



Ten minutes from Bergerac, in the middle of the vineyards, partly renovated stone house. Possibility of gîtes or second home.

75 m<sup>2</sup> living

1 000 m<sup>2</sup>

Pricaz Thibaut  
Agent commercial

Tel : 06 15 61 55 37

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

Price fees included

296 800 €

Agency fees: 6 % VAT included\*  
Price without fees: 280 000 €

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





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## • Description ref n°7431 •

Stone house partly renovated on land of 1400 m<sup>2</sup>.

The habitable part of 75m<sup>2</sup> consists of:

On the ground floor; a fitted kitchen open to the dining room and living room for a total of 36 m<sup>2</sup>, a master suite with bedroom of 14m<sup>2</sup> and shower room, a second shower room and separate toilet.

Upstairs; a large bedroom of 35 m<sup>2</sup> with sloping ceilings. Outside a tiled terrace with a 25 m<sup>2</sup> covered courtyard, PVC double glazing

A second part, airtight and watertight, consisting of two rooms of 35 and 75 m<sup>2</sup> with two terraces of 40 and 20 m<sup>2</sup>. All the second work and the slab are to be created.

A third outbuilding of 40 m<sup>2</sup> with a mezzanine of 22 m<sup>2</sup> and a terrace of 25 m<sup>2</sup>. All the second work is also to be planned.

A recent swimming pool of 3.5m\*7m.

The roof is in good condition.

Reversible air conditioning and pellet stove.

