



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7431

• House - Monbazillac •



DETAILS

Land surface: 1000 m²

Number of bedrooms: 2

Number of levels: 1

Type of heating: Electric

Drainage/sewage: Septic tank

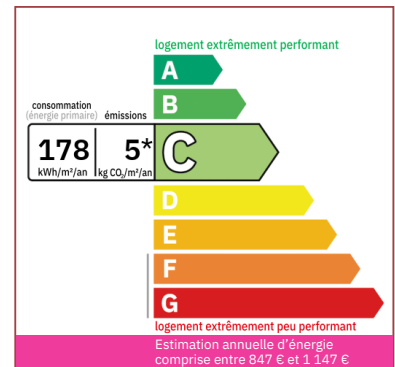
Swimming pool: Yes

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 m² living

1 000 m²

Pricaz Thibaut
Agent commercial

Tel : 06 15 61 55 37

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

Price fees included

318 000 €

Agency fees: 6 % VAT included*
Price without fees: 300 000 €

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



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

• Description ref n°7431 •

Stone house partly renovated on land of 1400 m².

The habitable part of 75m² consists of:

On the ground floor; a fitted kitchen open to the dining room and living room for a total of 36 m², a master suite with bedroom of 14m² and shower room, a second shower room and separate toilet.

Upstairs; a large bedroom of 35 m² with sloping ceilings. Outside a tiled terrace with a 25 m² covered courtyard, PVC double glazing

A second part, airtight and watertight, consisting of two rooms of 35 and 75 m² with two terraces of 40 and 20 m². All the second work and the slab are to be created.

A third outbuilding of 40 m² with a mezzanine of 22 m² and a terrace of 25 m². 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.

