



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7475

• House - Monpazier •



## DETAILS

**Land surface:** 30 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 2

**Type of heating:** Fuel oil

**Drainage/sewage:** Everything in the sewer

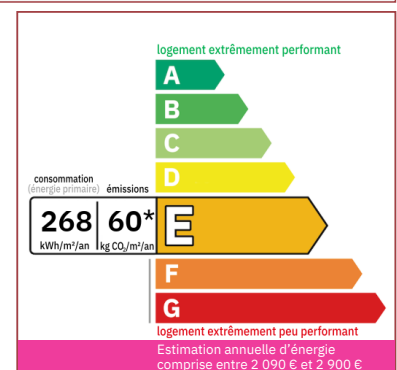
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** Yes open hearth

**Built:** 1650



30 km south of Bergerac, in the heart of the beautiful fortified town of Monpazier, charming 70 m<sup>2</sup> semi-detached stone house with three bedrooms and outdoor courtyard.

70 m<sup>2</sup> living

30 m<sup>2</sup>

Pricaz Thibaut  
Agent commercial

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Price fees included

139 000 €

Agency fees: 6,9 % VAT included\*  
Price without fees: 130 000 €

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





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## • Description ref n°7475 •

Village house of 70m2 comprising;  
On the ground floor; a kitchen of 14 m2 and a living room of 20 m2 with open fireplace.  
On the first floor; two bedrooms of 13 and 11 m2, a shower room and separate toilet.  
On the second floor a large bedroom of 35 m2.  
Outside, a beautiful courtyard of 40 m2 with access to the alley and a vaulted cellar of 30 m2.  
The roof is in good condition.  
Collective sanitation.

