



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7544

• Castle / Manor - Monbazillac •



DETAILS

Land surface: 1.75 ha

Number of bedrooms: 5

Number of levels: 2

Type of heating: Fuel oil

Drainage/sewage: Septic tank

Swimming pool: Yes

Ground floor living: No

Work needed: No work

Fireplace: Yes open hearth

Built: 1820

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

Monbazillac area, 1820 manor house completely renovated with taste, five suites, swimming pool on almost two hectares.

332 m² living

17 500 m²

Pricaz Thibaut

Agent commercial

Tel : 06 15 61 55 37

<https://valadie-immobilier.com>

thibaut@valadie-immobilier.com

Price fees included

1 312 500 €

Agency fees: 5 % VAT included*

Price without fees: 1 250 000 €

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



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

• Description ref n°7544 •

19th century renovated manor house of 332 m², on land of 17571 m² with outbuilding.

The three-level dwelling consists of;

On the ground floor; an entrance hall of 16 m², a reception room of 40 m², a kitchen/dining room of 23 m² with fireplace and SMEG piano, a shower room/laundry room of 12 m² opening onto the outside, toilets and a boiler room with oil boiler.

On the first floor, a reception hall of 35 m², a living room of 40 m² with closed insert as well as a suite with fireplace and shower room of 28 m². Access to the outside by symmetrical stone staircase.

On the second; a landing used as a library of 20 m², two suites of 18 m² with shower room as well as a suite with bathroom and shower of 26 m², accessing the attic.

Outside, a paved terrace accessing a wooded park with a 10m * 5m swimming pool under alarm, an electric gate, and a stone outbuilding of approximately 20 m².

Available furnished,

Double aluminum glazing,

Oil central heating,

Slate roof renovated in 2023.

