

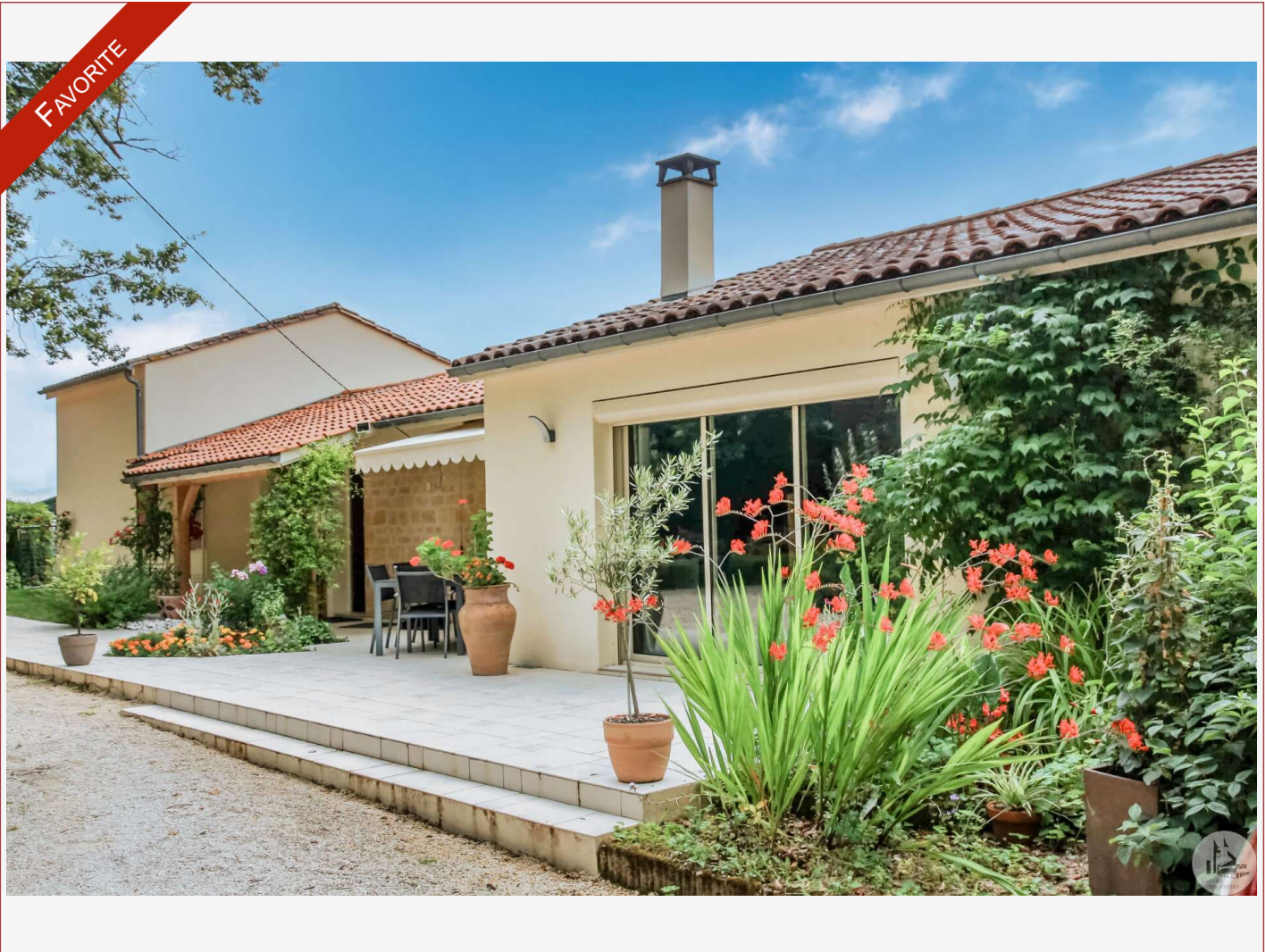


Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7561

• House - Monpazier •



DETAILS

Land surface: 4730 m²

Number of bedrooms: 4

Number of levels: 0

Type of heating: Electric

Drainage/sewage: Septic tank

Swimming pool: Yes

Ground floor living: No

Work needed: No work

Fireplace: Yes closed hearth

Built: 1980

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

30 km south of Bergerac, charming house of 145 m², four bedrooms and swimming pool in a wooded park of almost 4700 m² enclosed.

145 m² living

4 730 m²

Pricaz Thibaut

Agent commercial

Tel : 06 15 61 55 37

<https://valadie-immobilier.com>

thibaut@valadie-immobilier.com

Price fees included

339 200 €

Agency fees: 6 % VAT included*

Price without fees: 320 000 €

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



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• Description ref n°7561 •

Single storey house of 145m² in the style of a farmhouse on enclosed land of 4733 m².

This consists of an entrance leading to a semi-open dining room/kitchen of approximately 32 m², a living room of 36 m², four bedrooms of 12 to 14 m², an office, a shower room and separate toilets.

An outbuilding on the first floor accessible by an external staircase of 27 m² can be used as a gîte.

On the garden side, a terrace of approximately 50 m² overlooking;

An outbuilding with a garage of 20 m², a laundry room of 24 m² and a cellar

A covered swimming pool

Two wooden sheds of 18 m²

As well as a wooded park.

Electric heating

Roof is in good condition

Double glazing

