



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7561

• House - Monpazier •

FAVORITE



## DETAILS

**Land surface:** 4730 m<sup>2</sup>

**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 m<sup>2</sup>, four bedrooms and swimming pool in a wooded park of almost 4700 m<sup>2</sup> enclosed.

145 m<sup>2</sup> living

4 730 m<sup>2</sup>

Pricaz Thibaut  
Agent commercial

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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 145m<sup>2</sup> in the style of a farmhouse on enclosed land of 4733 m<sup>2</sup>.

This consists of an entrance leading to a semi-open dining room/kitchen of approximately 32 m<sup>2</sup>, a living room of 36 m<sup>2</sup>, four bedrooms of 12 to 14 m<sup>2</sup>, an office, a shower room and separate toilets.

An outbuilding on the first floor accessible by an external staircase of 27 m<sup>2</sup> can be used as a gîte.

On the garden side, a terrace of approximately 50 m<sup>2</sup> overlooking;

An outbuilding with a garage of 20 m<sup>2</sup>, a laundry room of 24 m<sup>2</sup> and a cellar

A covered swimming pool

Two wooden sheds of 18 m<sup>2</sup>

As well as a wooded park.

Electric heating

Roof is in good condition

Double glazing

