



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7562

• House - Monbazillac •



## DETAILS

**Land surface:** 143240 m<sup>2</sup>

**Number of bedrooms:** 4

**Number of levels:** 1

**Type of heating:** Fuel oil

**Drainage/sewage:** Septic tank

**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** Big work

**Fireplace:** Yes open hearth

**Built:** Not specified

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

Charming Stone chartreuse with outbuildings, close to Bergerac  
huge potentiel for renovation. Views  
A must see!

288 m<sup>2</sup> living

143 240 m<sup>2</sup>

- Issigeac -  
Grand Rue

24560 Issigeac

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Price

393 500 €

The agency fees are entirely at the cost of the seller



# Agence Immobilière Valadié

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## • Description ref n°7562 •

A magnificent Chartreuse property and buildings with vineyards offering enormous potential to be restored back to its original splendour. High above the Dordogne Valley and overlooking the vibrant town of Bergerac.

This Perigordine stone built property was partially renovated in the 1980's and is need of upgrading. In addition, there is a large portion of the property which was partially habitable and part barn which needs complete renovation. This project would be ideally suited to an experienced builder/developer.

The property is approximately 1km from a small village with a restaurant/bar and a shop selling all the necessary products.

Bergerac is less than 10minutes and has a wide range of shopping eating and entertainment facilities. It also benefits from an airport with several destinations.

The property has 160m<sup>2</sup> of habitable space restored in the 1980's and has 124m<sup>2</sup> to be restored.

The property has 1.38 hectares of land which is not being exploited, and the vineyard which are exploited by a local wine maker is let for (2994 euros per year) (2023)

The original house consists of;

Entrance Hall (15.25m<sup>2</sup>) with terracotta tiled floor, plastered walls and beamed ceiling.

Sitting room (35.35m<sup>2</sup>) with terra cotta tiled floor, plastered walls and beamed ceilings.

There is an old fireplace and a wooden staircase giving access to the first floor.

Kitchen (9.1 m<sup>2</sup>) with tiled floor, partly tiled walls. There is a double sink unit and kitchen cabinets with a worksurface.

Dining Room (24m<sup>2</sup>) With tiled floors, The walls half panelled. There is a fireplace with two wooden cabinets.

Bathroom (6.55m<sup>2</sup>) with tiled floors and partly tiled walls. There is bath, wash basin and a bidet.

WC. (1.3m) with tiled floors and partly tiled walls.

Bedroom (33M<sup>2</sup>) With tiled floors, half panelled walls and beams to the ceiling. There is a fireplace and built in

