



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7616

• House - Monbazillac •



## DETAILS

**Land surface:** 1500 m<sup>2</sup>

**Number of bedrooms:** 5

**Number of levels:** 1

**Type of heating:** Fuel oil

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

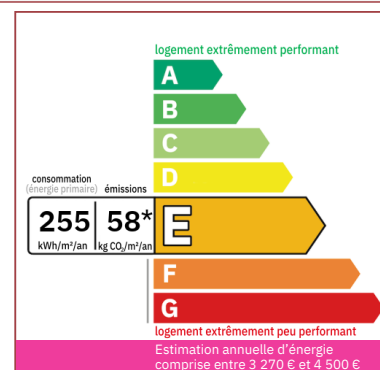
**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** Yes closed hearth

**Built:** Not specified



15km from Bergerac and its airport, in Pomport, beautiful family house of around 200m<sup>2</sup> of living space, 5 bedrooms, rear garden, outbuilding used as a workshop, garage and stone part to renovate.

200 m<sup>2</sup> living

1 500 m<sup>2</sup>

- Castillonès -

12 Place Jasmin

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Price fees included

181 900 €

Agency fees: 7 % VAT included\*

Price without fees: 170 000 €

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





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## • Description ref n°7616 •

A residential house in the village including:

On the ground floor:

- entrance hall,
- kitchen (22.7m<sup>2</sup>),
- dining room,
- living room with insert fireplace,
- bedroom (with water point),
- independent toilets.

Upstairs :

- compensate with cupboards,
- 4 bedrooms,
- corridor,
- shower room with toilet,
- bathroom (to be renovated),
- door giving access to the convertible attic.

Cellar.

Non-adjoining building (former winery) including: a room used as a laundry room, a garage with fuel tanks, room used for storage, workshop, water reserve. At the rear old stone dwelling house entirely to be restored.

Adjoining unfenced garden. Above ground pool.

