



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7645

• House - Monpazier •



## DETAILS

**Land surface:** 500 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 1

**Type of heating:** Radiateurs alimentés par pompe à chaleur

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

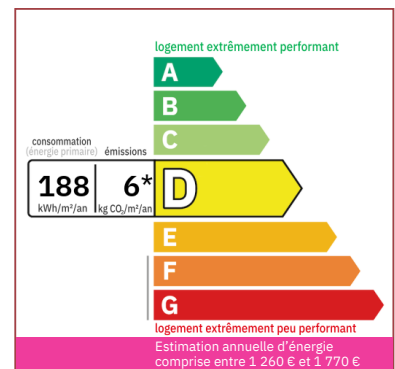
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** Yes open hearth

**Built:** Not specified



In a magnificent medieval village, house restored in 99, accessible by a few steps, but with a distribution on one level. The attic and part of the cellar can be converted. Garden and shed at the back. Shops 10 minutes away.

130 m<sup>2</sup> living

500 m<sup>2</sup>

- Villeréal -

17 place de la Halle

47210 Villeréal

Tel : 05 53 36 08 27

villereal@valadie-immobilier.com

Price fees included

171 200 €

Agency fees: 7 % VAT included\*

Price without fees: 160 000 €

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



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

## • Description ref n°7645 •

Stone house restored in 1999, comprising: living/dining room (32 m<sup>2</sup>) with fireplace (wood stove) and mezzanine (11.2 m<sup>2</sup>), a corridor (12.3 m<sup>2</sup>) leading to: the kitchen (15.9 m<sup>2</sup>) fitted out with stone fireplace, 3 bedrooms of 14.9; 11.3 and one of 17.7 m<sup>2</sup> with dressing room, bathroom 3.8 m<sup>2</sup> (sink and shower) and w.c.

Heating by radiators powered by heat pump (from 2022)  
Single-glazed wooden windows.

Everything in the sewer.

On the 1st floor, accessible by a staircase and gallery (mezzanine): convertible attic (approximately 100m<sup>2</sup>)  
Glued laminated framework. 1 Velux type roof window.

This house is already perfectly habitable and comfortable. But improvement work could only optimize it.

Cellar under the entire house (part of which could be converted: old room with door opening onto a garden at the front of the house, non-functional stone fireplace and openings to the outside)

Garden accessible from the back of the house (a few steps from the house).

