



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7645

• House - Monpazier •



DETAILS

Land surface: 500 m²

Number of bedrooms: 3

Number of levels: 1

Type of heating: Radiateurs alimentés par pompe à chaleur

Drainage/sewage: Everything in the sewer

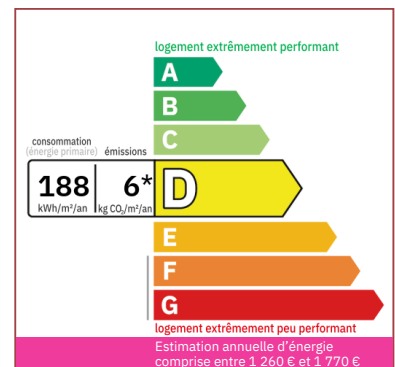
Swimming pool: No

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 m² living

500 m²

- Villeréal -

17 place de la Halle

47210 Villeréal

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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



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• Description ref n°7645 •

Stone house restored in 1999, comprising: living/dining room (32 m²) with fireplace (wood stove) and mezzanine (11.2 m²), a corridor (12.3 m²) leading to: the kitchen (15.9 m²) fitted out with stone fireplace, 3 bedrooms of 14.9; 11.3 and one of 17.7 m² with dressing room, bathroom 3.8 m² (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 100m²)
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).

