



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7812

• House - Monpazier •



## DETAILS

**Land surface:** 4583 m<sup>2</sup>

**Number of bedrooms:** 7

**Number of levels:** 1

**Type of heating:** Wood + Electric

**Drainage/sewage:** Septic tank

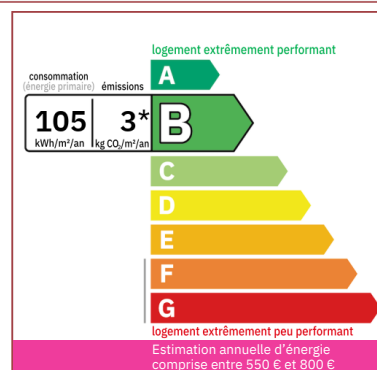
**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** Yes closed hearth

**Built:** 1850



Monpazier area, charming property completely renovated with 380 m<sup>2</sup> of living space divided into a house and two working gîtes, 7 bedrooms, with swimming pool on land of 4583 m<sup>2</sup>... Favorite

390 m<sup>2</sup> living

4 583 m<sup>2</sup>

Non-binding document

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Price

675 000 €

The agency fees are entirely at the cost of the seller





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## • Description ref n°7812 •

Stone property of approximately 380 m<sup>2</sup> consisting of three dwellings divided into two buildings and outbuildings on a plot of 4,583 m<sup>2</sup>.

The main farmhouse-style building comprises:

A first gîte, with a main room on the ground floor, a kitchen open to the living/dining room, a suite with a bedroom and a bathroom with toilet. Upstairs, there is a suite with two bedrooms with a bathroom and toilet.

A second gîte. Adjacent to this is a reception room that can accommodate up to 14 people.

The second building, a single-story steel and wood chalet built in 2012, comprises a main room with a kitchen open to the living/dining room and a separate bedroom, a bathroom, and a toilet.

The property includes two barns of 100 m<sup>2</sup> and 240 m<sup>2</sup>. The outbuildings consist of a barn of approximately 100 m<sup>2</sup> with storage space, a laundry room, a technical room for the heating system, another for the swimming pool, and a garage.

Outside, a private courtyard leads to a pleasure garden with a 10m x 4m heated swimming pool and a paved terrace with a covered area.

The roofs are in good condition, according to the owners.

The heating system is electric with a heat pump and reversible air conditioning.

The window frames are double-glazed, a combination of wood and PVC.

The sanitation system is functional and individual, with two independent septic tanks (one compliant, the other

not).

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