



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7835

• House - Monbazillac •



## DETAILS

**Land surface:** 3240 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 1

**Type of heating:** Gas

**Drainage/sewage:** Septic tank

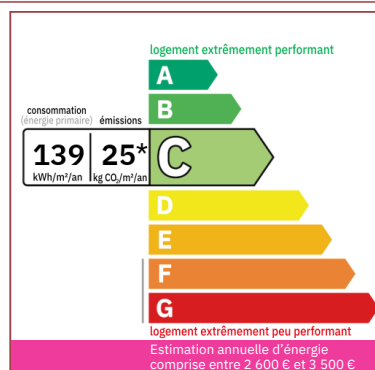
**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** Yes closed hearth

**Built:** 1979



Périgord house with basement, 4 bedrooms, a large living-dining room, fitted kitchen, 10\*5 swimming pool. All on a wooded plot of 2540m<sup>2</sup>.

200 m<sup>2</sup> living

3 240 m<sup>2</sup>

- Eymet -

1 Place Gambetta

24500 Eymet

Tel : 05 53 22 53 80

eymet@valadie-immobilier.com

Price fees included

318 000 €

Agency fees: 6 % VAT included\*

Price without fees: 300 000 €

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





# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

## • Description ref n°7835 •

A 200 m<sup>2</sup> (2,160 sq ft) Périgord-style house built in 1979 with a 10x5 chlorine pool and a basement with vehicle access, on a 2,540 m<sup>2</sup> (2,600 sq ft) plot.

The house comprises:

On the ground floor:

- A large fitted kitchen (20.5 m<sup>2</sup>)
- A living/dining room (40 m<sup>2</sup>) with a fireplace
- A bedroom (11.8 m<sup>2</sup>)
- A shower room (12.4 m<sup>2</sup>)
- An entrance hall (22 m<sup>2</sup>)
- A toilet
- And a large covered terrace with pool access.

Upstairs:

- One bedroom (15.5m<sup>2</sup>)
- One bedroom-office (10.5m<sup>2</sup>)
- One bedroom (11m<sup>2</sup>)
- One bedroom (10.5m<sup>2</sup>)
- One bathroom (10m<sup>2</sup>)
- One toilet
- And one office (12m<sup>2</sup>)

Charming and sought-after setting with views of the vineyards. Wooded grounds with beautiful flowers.

The basement-boiler room, measuring 148 m<sup>2</sup>, is accessed by an internal staircase, with vehicle access.

- A recent gas boiler

However, drainage work will need to be carried out due to water infiltration in the basement; a lift pump has been installed.

The sanitation system is functional but has been declared non-compliant.

