Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7845 • House - Monpazier •



DETAILS

Land surface: 14949 m²

Number of bedrooms: 2

Number of levels: 1

Type of heating: Wood

Drainage/sewage: Septic tank

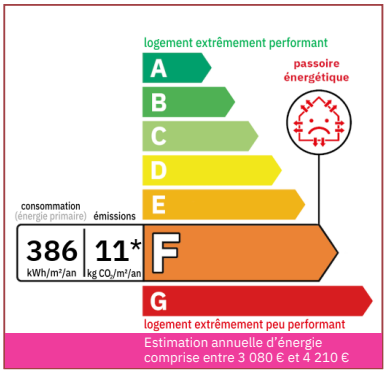
Swimming pool: No

Ground floor living: No

Work needed: Big work

Fireplace: Yes open hearth

Built: Not specified



Less than 10 minutes from Monpazier, this old farmhouse is located in a quiet, unspoiled rural setting. Its various outbuildings are of a proportionate size and graceful appearance, making it ideal for a restoration project.

165 m² living

14 949 m²

Non-binding document

- Villeréal -
17 place de la Halle
47210 Villeréal
Tel : 05 53 36 08 27
villereal@valadie-immobilier.com

Price fees included

144 000 €

Agency fees: 6,7 % VAT included*
Price without fees: 135 000 €

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

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• Description ref n°7845 •

Former farmhouse consisting of a dwelling, a partially converted barn, and two separate barns, as well as a tobacco drying shed.
- The house is in need of renovation and comprises: on the ground floor: a room with a fireplace (28.9 m²), a large living room with a wood-burning stove (47.7 m²), a bedroom (or other) of 16.1 m². Shower room area.
Upstairs: a bedroom (10 m²) and two convertible spaces (approximately 31 and 33 m²).
Single-glazed wooden joinery. The electrical, roofing, and insulation need to be reviewed.



- The stone barn is partially converted. The presence of dry rot has been noted and treated. The ground floor has been completely stripped. This represents approximately 82 m² to be converted. Upstairs: mezzanine (6 m²), two small bedrooms (5.7 and 5.5 m² under the eaves) that could easily be combined into a single room, and a (dry) toilet.
Roof revised. Electrical and insulation redone.



- Two stone barns (94.8 and 43 m²) face the house and the partially converted barn. The roofs of these two barns require redoing.

- Former brick tobacco drying shed currently used for storage (64.4 m²) and workshop (21.2 m²).



Land of almost 1.5 hectares with a pond and fruit trees.



