



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7845

• House - Monpazier •



## DETAILS

**Land surface:** 14949 m<sup>2</sup>

**Number of bedrooms:** 2

**Number of levels:** 1

**Type of heating:** Wood

**Drainage/sewage:** Septic tank

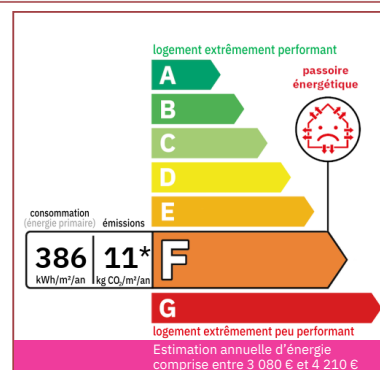
**Swimming pool:** No

**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 m<sup>2</sup> living

14 949 m<sup>2</sup>

- Villeréal -

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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 m<sup>2</sup>), a large living room with a wood-burning stove (47.7 m<sup>2</sup>), a bedroom (or other) of 16.1 m<sup>2</sup>. Shower room area.

Upstairs: a bedroom (10 m<sup>2</sup>) and two convertible spaces (approximately 31 and 33 m<sup>2</sup>).

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 m<sup>2</sup> to be converted. Upstairs: mezzanine (6 m<sup>2</sup>), two small bedrooms (5.7 and 5.5 m<sup>2</sup> 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 m<sup>2</sup>) 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 m<sup>2</sup>) and workshop (21.2 m<sup>2</sup>).

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

