



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7861

• House - Monpazier •



DETAILS

Land surface: 4.6 ha

Number of bedrooms: 7

Number of levels: 1

Type of heating: Wood + Electric

Drainage/sewage: Septic tank

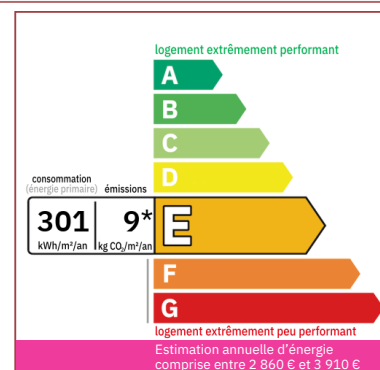
Swimming pool: Yes

Ground floor living: No

Work needed: No work

Fireplace: Yes closed hearth

Built: Not specified



A few minutes from Monpazier, at the end of a long private road with no close neighbors, charming, fully renovated stone property of 300 m² with swimming pool on almost 5 hectares of land... A favorite.

300 m² living

46 000 m²

Pricaz Thibaut
Agent commercial

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Price fees included

645 000 €

Agency fees: 4,4 % VAT included*

Price without fees: 618 000 €

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



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Stone property with approximately 300 m² of living space divided into two houses on a plot of 46,947 m².

The main house, measuring approximately 140 m², consists of a main dwelling of approximately 110 m².

This consists of:

On the ground floor, a main room of approximately 45 m² with a kitchen open to the living/dining room and a wood-burning stove, a bedroom, and a laundry room.

Upstairs, a landing leads to two bedrooms and a bathroom with toilet.

And a second dwelling used as a gîte of approximately 30 m² with:

On the ground floor, a kitchen open to the dining/living room and a bathroom with toilet.

Upstairs, a bedroom.

The secondary house, measuring approximately 160 m², consists of three gîtes.

The first, measuring approximately 45 m², consists of:

On the ground floor, there is a kitchen open to the living/dining room and a shower room with a toilet.

Upstairs, there is a bedroom.

The second floor, approximately 70 m², consists of:

On the ground floor, there is a kitchen open to the living/dining room with a wood-burning stove, a bedroom, and a shower room with a toilet.

Upstairs, there is a bedroom and a separate toilet with a water point.

The third floor, approximately 45 m², consists of:

On the ground floor, there is a kitchen open to the living/dining room with a stove, and a shower room with a toilet.

Upstairs, there is a bedroom.

Outside, several private terraces for each apartment lead to a landscaped garden, a 10m x 4.5m chlorine-treated swimming pool, pastures with paddocks, and a wooden barn of approximately 80 m² with stables and a tack room.

The roofs are in good condition, according to the owners. The windows are double-glazed.

The sanitation system is individual, with two septic tanks.

The heating system is electric, thanks to a heat pump.

The solar panels are functional.

