



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7902

• House - Monpazier •



## DETAILS

**Land surface:** 0 m<sup>2</sup>

**Number of bedrooms:** 0

**Number of levels:** 2

**Type of heating:** Without

**Drainage/sewage:** Everything in the sewer

**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Second work

**Fireplace:** No

**Built:** 1800

Logement économe

≤ 50 A

51 à 90 B

91 à 150 C

151 à 230 D

231 à 330 E

331 à 450 F

> 450 G

Logement énergivore

DPE en cours

In Monpazier, renovation project on approximately 280 m<sup>2</sup> with residential part on three floors and professional part (or garage, workshop, etc.) on two floors.

150 m<sup>2</sup> living

No field

Pricaz Thibaut  
Agent commercial

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Price fees included

149 000 €

Agency fees: 6,4 % VAT included\*  
Price without fees: 140 000 €

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



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## • Description ref n°7902 •

Building currently undergoing renovation, approximately 280 m<sup>2</sup>, with commercial premises and a residential unit side by side.

The first, for professional use with a storefront, is approximately 100 m<sup>2</sup> and is divided into two rooms. One of 50 m<sup>2</sup> is on the ground floor, the second of the same size on the first floor.

The accommodation, spread over three floors, consists of:

On the ground floor, two rooms of 24 and 37 m<sup>2</sup>.

On the first floor, two rooms of 24 and 37 m<sup>2</sup>.

On the second floor, two rooms of 24 and 37 m<sup>2</sup>.

Electrical and plumbing installations are connected.

An underground cellar is located on the residential side.

The frames are double-glazed, wood or PVC.

