



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7904

• House - Monbazillac •



DETAILS

Land surface: 6130 m²

Number of bedrooms: 4

Number of levels: 1

Type of heating: Electric

Drainage/sewage: Septic tank

Swimming pool: No

Ground floor living: No

Work needed: No work

Fireplace: Yes closed hearth

Built: Not specified

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

Magnificent house on the heights of Monbazillac
4 bedrooms - 6000m² park
Close to amenities, 5 minutes from Bergerac

140 m² living

6 130 m²

- Issigeac -
Grand Rue

24560 Issigeac

Tel : 05 53 58 68 26

issigeac@valadie-immobilier.com

Price fees included

510 000 €

Agency fees: 5,2 % VAT included*

Price without fees: 485 000 €

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



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• Description ref n°7904 •

Family home with a mature garden –
Discover this charming house offering generous spaces and high-quality features, ideally located in a peaceful setting.

On the ground floor:

A completely new and well-equipped kitchen, functional and modern

A spacious living/dining room with a pellet stove, for cozy moments opening onto the terrace and views

A separate toilet with a washbasin

A master suite with a private shower room

Upstairs:

Three bright bedrooms, perfect for children, guests, or an office

A bathroom

An attic room that can be converted according to your wishes (office, games room, guest bedroom, etc.)

In the basement:

A garage

A pantry/laundry room

A gym, ideal for your wellness sessions at home

Outside:

An uncovered terrace to enjoy the sunny days

A mature garden surrounding the house, ideal for relaxation and conviviality

