

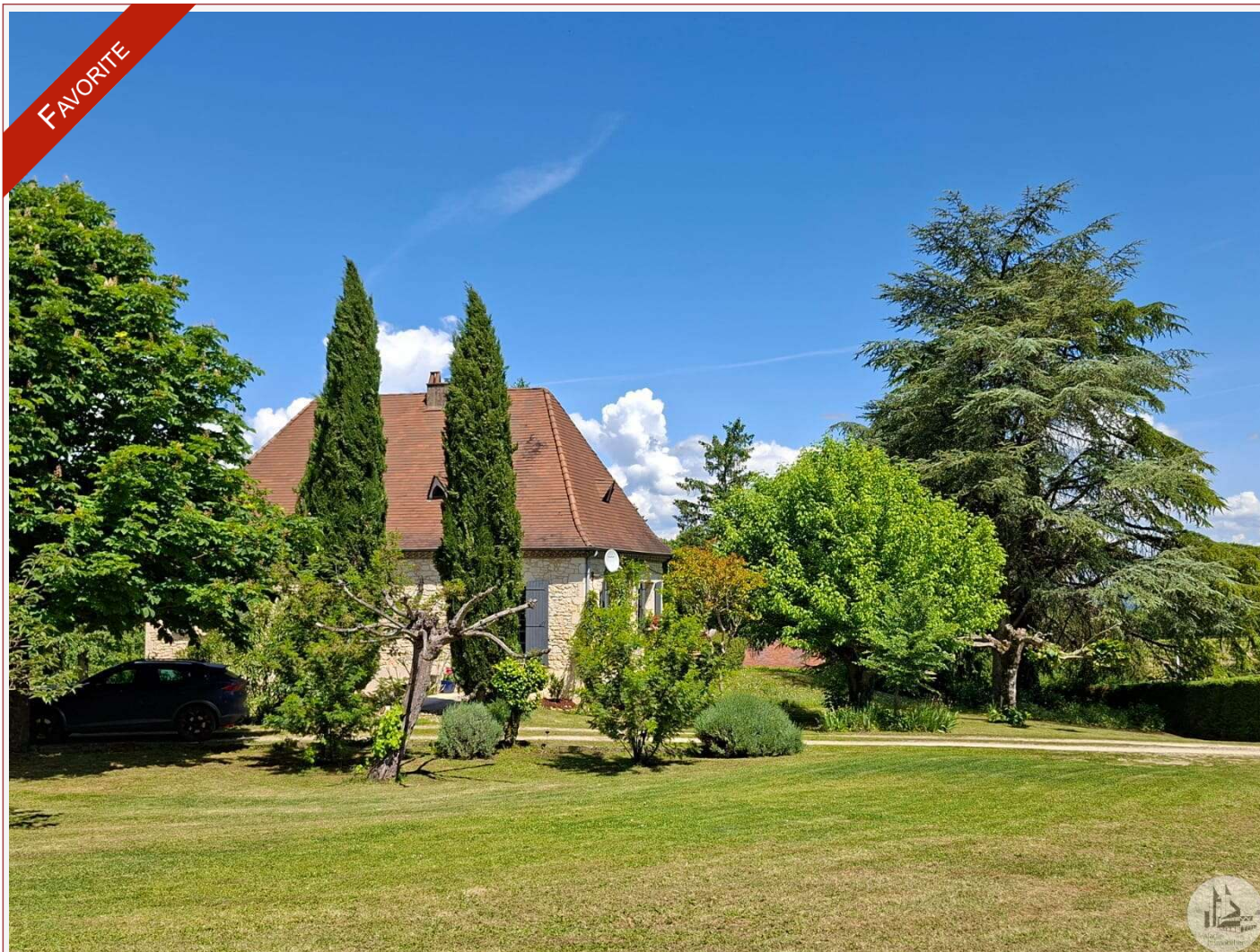


# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7904

• House - Monbazillac •



## DETAILS

**Land surface:** 6130 m<sup>2</sup>

**Number of bedrooms:** 4

**Number of levels:** 1

**Type of heating:** Electric

**Drainage/sewage:** Septic tank

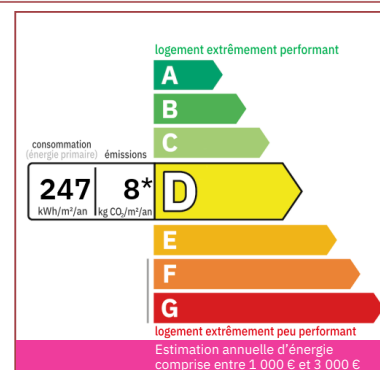
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** Yes closed hearth

**Built:** Not specified



Magnificent house on the heights of Monbazillac  
4 bedrooms - 6000m<sup>2</sup> park  
Close to amenities, 5 minutes from Bergerac

140 m<sup>2</sup> living

6 130 m<sup>2</sup>

- Issigeac -  
Grand Rue

24560 Issigeac

Tel : 05 53 58 68 26

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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





# Agence Immobilière Valadié

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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

The property also profits from a plot on the property that is constructible land that offers an ideal opportunity for a further dwelling on the property.

