



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7958

• House - Monpazier •



## DETAILS

**Land surface:** 200 m<sup>2</sup>

**Number of bedrooms:** 2

**Number of levels:** 2

**Type of heating:** fuel et électrique

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

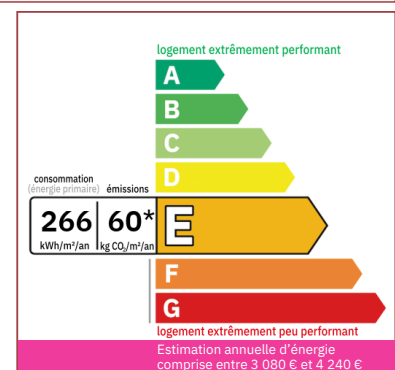
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** No

**Built:** Not specified



In the heart of the beautiful fortified town of Monpazier, house of approximately 103 m<sup>2</sup> with garden and outbuildings.

103 m<sup>2</sup> living

200 m<sup>2</sup>

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Price fees included

243 800 €

Agency fees: 6 % VAT included\*

Price without fees: 230 000 €

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





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## • Description ref n°7958 •

Character house with approximately 103 m<sup>2</sup> of living space and outbuildings on a 340 m<sup>2</sup> plot.

The house comprises:

On the ground floor, an entrance hall, a kitchen/dining room, and a living room.

On the first floor, two bedrooms, a bathroom with a toilet, and a dressing room.

On the second floor, a fully convertible attic of approximately 50 m<sup>2</sup>.

The outbuildings consist of a garage, a cellar, and an annex with a boiler room/laundry room.

A terrace at the front of the house provides access to an enclosed garden of approximately 200 m<sup>2</sup>.

The heating system is oil-fired and electric, with several reversible air conditioning units.

The window frames are single-glazed.

