



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8019

• House - Monpazier •



## DETAILS

**Land surface:** 700 m<sup>2</sup>

**Number of bedrooms:** 4

**Number of levels:** 1

**Type of heating:** Electric

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

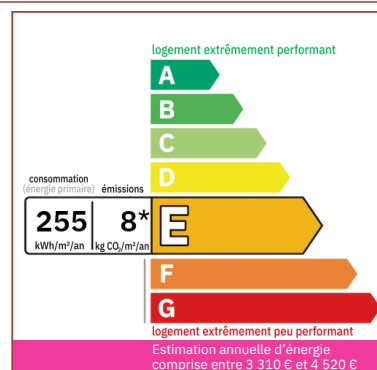
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** Yes open hearth

**Built:** 1850



Monpazier, a beautiful tourist country house in the southern Dordogne near the Château de Biron. A rare find.

Charming 288 m<sup>2</sup> south-facing stone house in the heart of the village with a

280 m<sup>2</sup> living

700 m<sup>2</sup>

- Villeréal -

17 place de la Halle

47210 Villeréal

Tel : 05 53 36 08 27

villereal@valadie-immobilier.com

Price fees included

371 000 €

Agency fees: 6 % VAT included\*

Price without fees: 350 000 €

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



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

## • Description ref n°8019 •

Residential house "RARE DEAL", in the heart of the bastide with its 700 m<sup>2</sup> walled garden with large trees, a well;

The 280 m<sup>2</sup> house on two levels: is mainly south-facing  
Entrance hall on the street of 7.6 m<sup>2</sup>, distribution corridor opens a living room of 43 m<sup>2</sup> with a built-in bar and a beautiful wooden staircase, French window on the garden, a living room of 23 m<sup>2</sup> with fireplace, a large room of 43 m<sup>2</sup> forming a dining room kitchen, equipped with upper and lower cupboards, an old wall cupboard, a large fireplace and an old built-in bread oven.

Upstairs distribution hall of 8 m<sup>2</sup>, a large bedroom on the street side with two windows, a fireplace and an en-suite bathroom of 7 m<sup>2</sup>. Three bedrooms on the garden side, 15.50 m<sup>2</sup>, 16 m<sup>2</sup>, 15.60 m<sup>2</sup> and an old bathroom. Attic convertible on the Above, roof redone in 1999 and roofing renewed in 2023

An adjoining garage on the street side of 23 m<sup>2</sup>, a laundry room of 9 m<sup>2</sup>, a covered terrace awning of 2 m<sup>2</sup>

