



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8020

• House - Monpazier •



## DETAILS

**Land surface:** 1926 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 1

**Type of heating:** Electric

**Drainage/sewage:** Septic tank

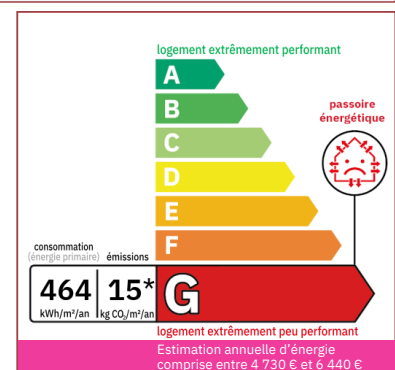
**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** Yes closed hearth

**Built:** 1850



Monpazier area, tastefully renovated stone house of 218 m<sup>2</sup>, three bedrooms on a garden of almost 2000 m<sup>2</sup> with swimming pool.

218 m<sup>2</sup> living

1 926 m<sup>2</sup>

Non-binding document

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Price fees included

349 800 €

Agency fees: 6 % VAT included\*

Price without fees: 330 000 €

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





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## • Description ref n°8020 •

Come discover this charming stone house just minutes from Monpazier with a garden and swimming pool.

The house, spread over three levels, consists of a dining room with a wood-burning stove, a fully equipped kitchen with access to a wooden terrace, a shower room with a toilet, and a 60 m<sup>2</sup> living room with a mezzanine converted into an office/dormitory. Upstairs are two bedrooms, a bathroom, and a toilet.

Below ground floor, there is a pantry/laundry room and a storage area that could be converted into a small gîte.

The wooded and flowered garden features a 10x5 swimming pool, a garden shed, and parking.

A rare find in the area.

