



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 804

• House - Monpazier •

SOLD



DETAILS

Land surface: 1200 m²

Number of bedrooms: 5

Number of levels: 1

Type of heating: Wood

Drainage/sewage: Pit all waters

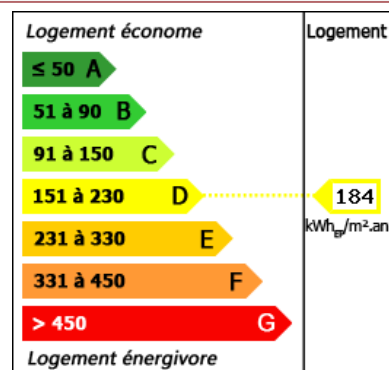
Swimming pool: No

Ground floor living: No

Work needed: No work

Fireplace: Yes closed hearth

Built: Not specified



Old school renovated into a comfortable bright dwelling on two levels, area hab. 180 m², a nice view. A garden of approx. 1200 m² with possibility to put a pool in. Terrace facing south.

191 m² living

1 200 m²

- Villeréal -

17 place de la Halle

47210 Villeréal

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Price fees included

325 000 €

Agency fees: 4,8 % VAT included*

Price without fees: 310 000 €

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



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• Description ref n°804 •

Dwelling house on two levels with a living area of 180 m2 renovated with a lot of charme, quiet area, nice view of the surrounding countryside.

This house includes :

On the ground floor :

- A beautiful entrance hall of approx. 20.6 m2, tiled floor, storage cupboard, a wood stove. A wooden staircase leads upstairs.
- A very bright living room of approx. 33.5 m2. with a ceiling height of approx. 4 m, wooden floor, 4 windows and a second wood stove.
- One bedroom/office that could be turn into a kitchen of approx. 25.7 m2, tiled floor, stone walls, 5 windows and a French door to the outside, ideal for an east side terrace.
- A kitchen of approx. 12 m2 with tiled floor, with a sink and worktop.
- A workshop of approx. 26 m2 that could be used as a bedroom with a shower room ensuite of approx. 3.7 m2 (shower, toilet, sink). Tiled floor, 4 windows and a French window overlooking the front of the house.

Upstairs the landing leads to:

- 2 bedrooms of approx. 18 m2 and 13 m2. with wooden floors and a marble fireplace in each room.
- A bathroom of approx. 17 m2. with a bath, 2 sinks, a toilet, a tiled shower with tiled floor and storage cupboard.
- A bedroom of approx. 14 m2. with wooden floor, a functional stone fireplace and an old stone sink.
- An attic of 70 m2 insulated with glass wool.

Outside :

- A cellar accessible from the garden.
- A plot of 1200 m2, a tiled terrace with pergola.

Comfort:

- Double glazing on all the openings.
- Septic tank conforms controlled.
- Wood heating.

