



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8060

• House - Monpazier •



## DETAILS

**Land surface:** 2400 m<sup>2</sup>

**Number of bedrooms:** 4

**Number of levels:** 0

**Type of heating:** Fuel oil

**Drainage/sewage:** Septic tank

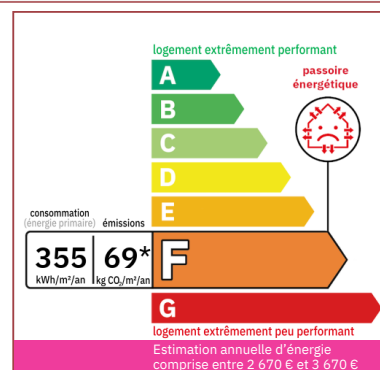
**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** Finitions / Décoration

**Fireplace:** Yes closed hearth

**Built:** 1960



Monpazier area, in the countryside but not isolated, 122 m<sup>2</sup> house in a dominant position with four bedrooms and garage on an enclosed and wooded garden of 2500 m<sup>2</sup>.

155 m<sup>2</sup> living

2 400 m<sup>2</sup>

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Price fees included

222 600 €

Agency fees: 6 % VAT included\*

Price without fees: 210 000 €

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





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## • Description ref n°8060 •

Single-story house with a basement offering 122 m<sup>2</sup> of living space on an enclosed plot of approximately 2,500 m<sup>2</sup>.

The house consists of a main room with a kitchen open to the living/dining room, which houses a wood-burning fireplace, four bedrooms, a bathroom, and a separate toilet.

The basement, of the same size, consists of a double garage, a cellar, and a boiler room.

Outside, a veranda at the front of the house provides access to a partially sheltered terrace, a courtyard, and a landscaped and wooded garden, fully fenced and enclosed by two gates.

The windows are double-glazed and wood-framed.

The heating system is oil-fired.

The sanitation system is individual, with a functional septic tank.

