



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8063

• House - Monpazier •



## DETAILS

**Land surface:** 1600 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 0

**Type of heating:** Gas

**Drainage/sewage:** Septic tank

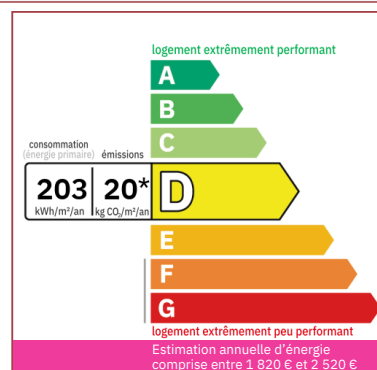
**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** Finitions / Décoration

**Fireplace:** No

**Built:** Not specified



Monpazier area, all shops within walking distance, charming 103 m<sup>2</sup> house, three bedrooms and garage on a plot of almost 1700 m<sup>2</sup>. Panoramic view.

103 m<sup>2</sup> living

1 600 m<sup>2</sup>

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Price fees included

233 200 €

Agency fees: 6 % VAT included\*

Price without fees: 220 000 €

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





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## • Description ref n°8063 •

A single-story house with 103 m<sup>2</sup> of living space and a basement, built on a 1685 m<sup>2</sup> plot.

The house comprises an entrance hall leading to the main living/dining room, followed by a semi-open fitted kitchen, three bedrooms (two of which are separate), and a bathroom with a toilet.

The basement, used as a garage, also includes a cellar/workshop and a storage area.

Outside, a partially sheltered terrace surrounding the house provides access to a landscaped, partially fenced garden.

The windows are double-glazed.

The sanitation system is individual, with a septic tank.

The heating system is gas-fired.

