



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8223

• House - Monpazier •



DETAILS

Land surface: 0 m²

Number of bedrooms: 5

Number of levels: 1

Type of heating: Fuel oil

Drainage/sewage: Everything in the sewer

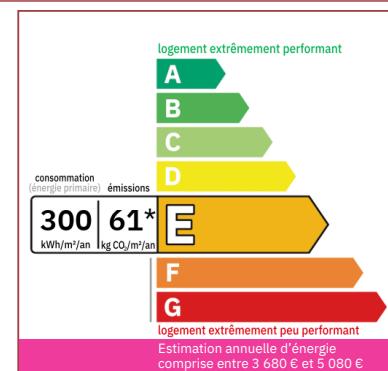
Swimming pool: No

Ground floor living: No

Work needed: Second work

Fireplace: Yes open hearth

Built: Not specified



In the heart of the beautiful bastide town of Monpazier, building offering commercial premises and a large dwelling house.

147 m² living

No field

Non-binding document

Pricaz Thibaut
Agent commercial
Tel : 06 15 61 55 37
<https://valadie-immobilier.com>
thibaut@valadie-immobilier.com

Price
171 200 €

The agency fees are entirely at the cost of the seller



• Description ref n°8223 •

Building composed of a business and housing.

The commercial space gives on the main street side, with a window of more than 4m2 and it has a bathroom of approximately 2.7 m2 (washbasin, shower, toilet) as well as an adjoining storage room of 14 m2 (with day well and communicating with the house).

The accommodation has independent access from a "carreyrou" and it includes:

- On the ground floor: Entrance/corridor (14.3 m2) with cupboards, fitted kitchen (15.4 m2), dining room/living room (20.9 m2) with wood stove and herringbone parquet flooring on the floor, bathroom of approximately 2.6 m2 (sink, shower and w.c.).
- On the 1st floor: landing/distribution corridor with cupboards (19.4 m2), 5 bedrooms (including one with fireplace) of 14.2; 11.3; 11.1; 12.7 and 12.3 m2, bathroom of around 5.6 m2 (sink, bath and bidet), office or dressing room (5.7 m2), toilet.

On the 2nd floor: Attic accessible by stairs.

- Cellar under the whole building: Wiessmann oil boiler (no oil tank: to be installed) Water heater and electrical panel.

Partial double glazing. Possibility of installing an elevator (sufficient space along the stairwell to access the floors) 3 slab floors: one per level.

The shower rooms are newer than the bathroom. With some modernization work (and the change of the windows that remained in single glazing), we would obtain a large, completely comfortable dwelling, accompanied by a well-located business (or rental income)

