



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8240

• House - Monpazier •



DETAILS

Land surface: 2029 m²

Number of bedrooms: 4

Number of levels: 1

Type of heating: Pompe à chaleur + climatisation

Drainage/sewage: Septic tank

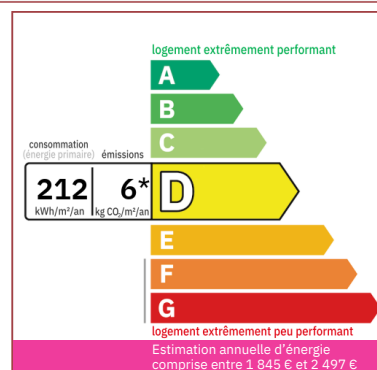
Swimming pool: No

Ground floor living: No

Work needed: No work

Fireplace: Yes closed hearth

Built: Not specified



A house from the 70s/80s, brought up to date with a living space of approximately 127 m², 3 bedrooms and a separate apartment. Double garage. Enclosed garden. Approximately 10 minutes from shops and 2 minutes from a

158 m² living

2 029 m²

- Villeréal -

17 place de la Halle

47210 Villeréal

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Price fees included

254 400 €

Agency fees: 6 % VAT included*

Price without fees: 240 000 €

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



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• Description ref n°8240 •

Located 8 minutes from shops and 2 minutes from a grocery store, this 1970s/1980s house has been renovated in recent years. All rooms enjoy pleasant natural light. It includes:

- An entrance hall leading to a 28.3 m² covered terrace via a staircase
- A 22 m² living room with a pellet stove and tiled floor
- A 16.1 m² dining room with tiled floor
- A 12.5 m² fitted kitchen with cupboards, an induction hob, extractor fan, oven, sink, dishwasher, ventilation system, and a door opening to the terrace
- A 7.3 m² hallway
- Four bedrooms of approximately 12 m², 16.7 m², 13.8 m², and 12.5 m², including two with fitted wardrobes and wooden floor
- A 5.6 m² bathroom with a shower, sink, and bathtub.
- A separate toilet.

Part of the basement has been converted into a separate apartment with direct access to the garden. It includes, on the ground floor: a 15 m² living room/kitchen, an 11.08 m² bedroom, and a 4.5 m² bathroom with a sink, a walk-in shower, and a toilet (which could easily be rented separately from the main house).

- Double-glazed PVC windows installed in 2016.
- Central heating powered by heat pumps (from 2021) + pellet stove (living room) + air conditioning in the main rooms.
- Wooden shutters and, for some openings (bay windows), electric roller shutters.
- Septic tank drainage system redone in 2019.

Outside:

Double garage of approximately 53.6 m² and 50 m², a 26 m² boiler room/workshop.

2029 m² fenced garden surrounding the house.

Possibility to purchase additional detached pastures (approximately 2.7 hectares in 2 lots), located 200m from the house.

