

## Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref: 8242

• House - Monpazier •



## **DETAILS**

Land surface: 1595 m<sup>2</sup>

Number of bedrooms: 4

Number of levels: 0

Type of heating: Fuel oil

**Drainage/sewage:** Septic tank

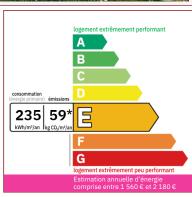
Swimming pool: No

Ground floor living: Yes

Work needed: Finitions / Décoration

Fireplace: Yes closed hearth

**Built:** 1972



Monpazier/Villereal area, house of approximately 90 m2 with four bedrooms, large basement and wooded park in the countryside.

90 m<sup>2</sup> living

1 595 m<sup>2</sup>

Pricaz Thibaut
Agent commercial

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https://valadie-immobilier.com thibaut@valadie-immobilier.com Price fees included

160 500 €

Agency fees: 7 % VAT included\* Price without fees: 150 000 €

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

Non-binding document



## Agence Immobilière Valadié

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## • Description ref n°8242 •

Semi-detached house built in 1972 on a 1595 m<sup>2</sup> plot with a basement.

The approximately 90 m<sup>2</sup> single-story house comprises:

An entrance hall, a living/dining room with a woodburning stove, a kitchen, four bedrooms, a shower room, and a separate toilet.

A basement of the same size as the house, accessible from inside, includes a double garage, a boiler room, and a cellar.

Outside, a balcony leads to an unfenced landscaped garden.

The windows and doors are double-glazed PVC.

The heating system is oil-fired.

The wastewater treatment system is a septic tank.











