



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8295

• House - Monpazier •



## DETAILS

**Land surface:** 1000 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 1

**Type of heating:** Fuel oil

**Drainage/sewage:** Septic tank

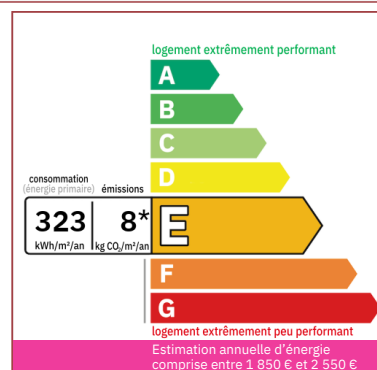
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** Yes closed hearth

**Built:** 1850



Located a few kilometers from the beautiful country house of Monpazier in the Dordogne, family village house with three bedrooms, wooded garden not overlooked and premises for liberal activity.

110 m<sup>2</sup> living

1 000 m<sup>2</sup>

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Price fees included

181 900 €

Agency fees: 7 % VAT included\*

Price without fees: 170 000 €

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



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## • Description ref n°8295 •

Village house of 110 m<sup>2</sup> on two levels.

Ground floor; a fitted kitchen with insert of 32 m<sup>2</sup>, a veranda of 15 m<sup>2</sup> with single glazing and a living/dining room of 32m<sup>2</sup>.

Upstairs three bedrooms of 15 to 17 m<sup>2</sup> and a bathroom of 6 m<sup>2</sup>.

A beautiful attic of 60 m<sup>2</sup> with sloping ceilings

Nearby, a completely renovated premises that can be used as a gîte or for a liberal profession of 37 m<sup>2</sup>.

A building adjoining the house of 90 m<sup>2</sup> serving as a garage as well as a courtyard and a pleasure garden of 1280 not overlooked.

